

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. 3322
Inspection No. 56876
Block/Lot 5601/6.02//C000B

Complaint

4801 Atl-Brigantine Blvd, Unit B

Respondent

Co-Respondent

May, John & Cindy
277 West Knowlton Road
Media, PA 19063

Date of Notice 10/08/2020 Abate By 11/16/2020 Date of Inspection 10/08/2020

Specific Violations

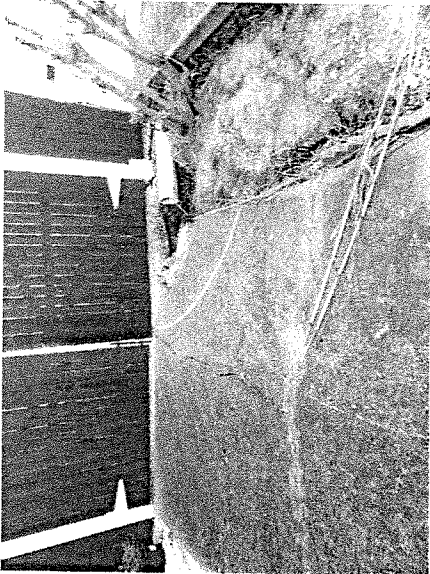
Code	Code Description	OK if Abated	Date Abated
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IPMC-302.3	Exterior: Sidewalks and driveways		
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Sidewalks, walkways, curbs, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Water running off of property toward the driveway (on North side of property) and is slowly undermining the dirt underneath. As the unavoidable freezing temperatures approach the water will expand & widen the cracks, letting in more water & causing hazardous conditions on the property. In the short term water must be diverted away from area as soon as possible to prevent further damage until a long term solution can be determined.

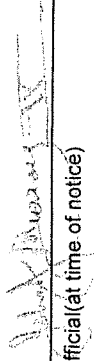
Photo# 8193, 4801 Atl-Brigantine Blvd,



A visual inspection of the exterior of your above referenced property has revealed that your property is in violation of the Code of the City Of Brigantine/2018 International Property Maintenance Code as listed. This code is the standardized code adopted by the CITY OF BRIGANTINE and it pertains to structures within the city. You are hereby ordered to abate the attached violations by the date listed above. If you cannot abate all violations within the time frame stated, write to the office to request an extension and discuss when the violations will be abated.

Thank you for your anticipated cooperation.

If you have any questions, please call John Murray, Fire Official at (609)266-3102

	10/08/20		
Official (at time of notice)	Date	Official (When all items are abated)	Date

Report Date 10/16/2020

fireprevention@brigantinebeachnj.com

CITY OF BRIGANTINE

FIRE PREVENTION

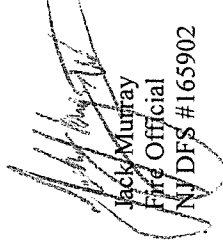
609-266-3102
Fax 609-266-0291

11/13/2020

John & Cindy May
277 West Knowlton Road
Media, PA 19063

Re: 4801 Atlantic Brigantine Blvd
Block: 5601
Lot: 6.02//C000B
Inspection #57123

This is to confirm the extension you have requested has been granted. After reviewing the work in progress to date and speaking with Mr. Crescenzi, pursuant to NJAC 5:70-2.10(d) I am authorized grant an extension of time to comply. Be advised the updated abate by date is 1/31/2021.



Jack Murray
Fire Official
NJ DFS #165902

1417 W Brigantine Avenue, Brigantine, NJ 08203 * Phone 609-266-3102 * Fax 266-0291
FirePrevention@BrigantineBeachNJ.com

CITY OF BRIGANTINE

FIRE PREVENTION

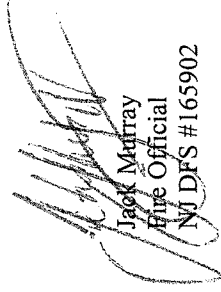
609-266-3102
Fax 609-266-0291

11/13/2020

Mark Crescenzi
136 Pensville-Pedricktown
Pedricktown, NJ 08067

Re: 4801 Atlantic Brigantine Blvd
Block:5601
Lot: 6.01//C000A
Inspection #57122

This is to confirm the extension you have requested has been granted. After reviewing the work in progress to date and speaking with Mr. May, pursuant to NJAC 5:70-2.10(d) I am authorized grant an extension of time to comply. Be advised the updated abate by date is 1/31/2021.



Jack Murray
Fire Official
NJ DFS #165902

1417 W Brigantine Avenue, Brigantine, NJ 08203 * Phone 609-266-3102 * Fax 266-0291
FirePrevention@BrigantineBeachNJ.com

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. **728**
Inspection No. **56733**
Block/Lot **5601/6.01//C000A**

Rental Complaint
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Co-Respondent

Crescenzi, Mark
136 Pensville-Pedricktown
Pedricktown, NJ 08067

COPY

Date of Notice 10/08/2020 Abate By Date of Inspection 10/08/2020

Specific Violations

Code	Code Description	OK if Abated	Date Abated
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IPMC-302.3	Exterior: Sidewalks and driveways Sidewalks, walkways, curbs, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		
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Water is running off of property toward the driveway (on North side of property) and is slowly undermining the dirt underneath.

Photo# 8192, 4801 ATL-BRIGANTINE BLVD



An inspection was conducted at your rental property due to a complaint. The attached inspection report lists all violations noted at that time. A reinspection needs to be scheduled before the above abate by date. In order to abate all violations, all necessary repairs must be completed at that time. Violations regarding smoke detectors and carbon monoxide alarms must be abated immediately and in no instance shall exceed five (5) days. If you cannot abate all violations within the time frame stated, write to the office to request an extension and discuss when the violations will be abated. If the attached violations require a building permit, it is your responsibility to obtain all necessary permits from the construction code official. Thank you for your anticipated cooperation.

If you have any questions, please call John Murray, Fire Official at (609)266-3102

	10/08/20		
Official (at time of notice)	Date	Official (When all items are abated)	Date

Report Date: 10/15/2020

fireprevention@brigantinebeachnj.com

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. 728
Inspection No. 54753
Block/Lot 5601/6.01//C000A

Minor Violation(s)
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Co-Respondent

Crescenzi, Mark
136 Pensville-Pedricktown
Pedricktown, NJ 08067

Date of Notice 5/27/2020 Abate By Date of Inspection 5/27/2020

Specific Violations

Code	Code Description	OK if Abated	Date Abated
IPMC-304.1	Exterior: General		

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

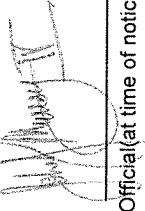
Bulkhead of premises has been ongoing issue between owners of property. City Engineer has been involved & stated the unit can be rented as long as the bulkhead has been roped off. Communicated this to Mr. Crescenzi and he has notified the incoming tenants.

MINOR

Minor Violations

Attached is a copy of your recent rental inspection with (a) minor violation(s). We are considering your inspection passed and ask that the violation(s) be addressed before your next inspection. There will be no further reinspection fee due.

If you have any questions, please call John Murray, Fire Official at (609)266-3102


Official (at time of notice)

5/27/20
Date

Official (When all items are abated)

Date

CITY OF BRIGANTINE
RENTAL UNIT OCCUPANT LOAD

ADDRESS: 4801 A Atl - Brg Blvd

SQUARE FOOTAGE

BEDROOM #1	L 11 1/2 x	W 13 = 150	OCCUPANT LOAD 3
BEDROOM #2	L 11 1/2 x	W 9 = 104	OCCUPANT LOAD 2
BEDROOM #3	L 11 1/2 x	W 16 = 184	OCCUPANT LOAD 3
BEDROOM #4	L x	W =	OCCUPANT LOAD
BEDROOM #5	L x	W =	OCCUPANT LOAD
BEDROOM #6	L x	W =	OCCUPANT LOAD
LIVING ROOM	L x	W =	
DINING ROOM	L x	W =	
KITCHEN	L x	W =	

OF BATHROOMS

FIREPLACE: Gas Wood

OTHER	L x	W =	
OTHER	L x	W =	
OTHER	L x	W =	
OTHER	L x	W =	

SOLAR PANELS:

ALARM SYSTEM YES NO

GENERATOR YES NO

HEAT: Gas Elec Oil
WATER Gas Elec
STOVE Gas Elec

CITY OF BRIGANTINE
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1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. 728
Inspection No. 54753
Block/Lot 5601.6.01/C000A

Rental Inspection Failed
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Co-Respondent

Crescenzi, Mark
136 Pensville-Pedricktown
Pedricktown, NJ 08067

Date of Notice 5/15/2020 Abate By Date of Inspection 5/15/2020

Specific Violations

Code	Code Description	OK if Abated	Date Abated
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IPMC-304.1

Exterior: General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

Bulkhead of premises has been ongoing issue between owners of property. City Engineer has been involved & stated the unit can be rented as long as the bulkhead has been roped off. Communicated this to Mr. Crescenzi and he has notified the incoming tenants.

MINOR

Minor Violations

Attached is a copy of your recent rental inspection with (a) minor violation(s). We are considering your inspection passed and ask that the violation(s) be addressed before your next inspection. There will be no further reinspection fee due.

An inspection was conducted at your rental property. The attached inspection report lists all violations noted at that time. A reinspection needs to be scheduled before the above abate by date. In order to abate all violations, all necessary repairs must be completed at that time. All violations regarding smoke detectors and carbon monoxide alarms must be abated immediately and in no instance shall exceed five (5) days. If you cannot abate all violations within the time frame stated, write to the office to request an extension and discuss when the violations will be abated. If the attached violations require a building permit, it is the responsibility of the property owner to obtain all necessary permits from the construction code official. The City Code requires that a fee of \$25.00 be assessed for the first reinspection. This fee is payable upon receipt of this letter. After all violations have been abated and all fees paid, a certificate of habitability will be issued for your property. Thank you for your anticipated cooperation.

If you have any questions, please call John Murray, Fire Official at (609)266-3102

	5/15/20		
Official (at time of notice)	Date	Official (When all items are abated)	Date

RESIDENTIAL LEASE AGREEMENT WITH OPTION TO PURCHASE

THIS LEASE (the "Lease") dated this _____ day of _____,

BETWEEN:

Mark Crescenzi

(the "Landlord")

- AND -

Jaqueline Dickson and Dominic Cerulli

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the condo, municipally described as 4801 Atlantic Brigantine Blvd APT A Brigantine NJ 08203 (the "Property"), for use as residential premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. No animals are allowed to be kept in or about the Property without the revocable written permission of the Landlord.
5. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the following parking on or about the Property: 2 Parking spots adjacent to driveway.
6. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.
7. The Tenant and members of Tenant's household will not vape anywhere in the Property nor permit any guests or visitors to vape in the Property.

Term

8. The term of the Lease is a periodic tenancy commencing at 12:00 noon on May 1st, 2020 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy.
9. Notwithstanding that the term of this Lease commences on May 1st, 2020, the Tenant is entitled to possession of the Property at 12:00 noon on April 15, 2020.
10. Any notice to terminate this tenancy must comply with the applicable legislation of the State of New Jersey (the "Act").

Rent

11. Subject to the provisions of this Lease, the rent for the Property is \$1,800.00 per month (the "Rent").
12. The Tenant will pay the Rent on or before the first (1st) day of each and every month of the term of this Lease to the Landlord at _____ or at such other place as the Landlord may later designate by cash, check or Venmo.
13. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.
14. The Tenant will be charged an additional amount of \$25.00 per infraction, for any Rent that is received after the greater of 5 days after the due date and any mandatory grace period required under the Act, if any.

Security Deposit

15. On execution of this Lease, the Tenant will pay the Landlord a security deposit of \$2,750.00 (the "Security Deposit").
16. The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits at Wells Fargo located at _____
17. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the Act.
18. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:
 - a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
 - b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
 - c. unplugging toilets, sinks and drains;
 - d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
 - e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;

designed to be open, or which are on the first floor of the building, unless there are hazardous conditions that make installation of window guards necessary to protect the safety of children. The Tenant may require the Landlord to install and maintain window guards by providing the Landlord with a written request that window guards be installed. The cost of installing window guards may be passed on to the Tenant, however the charge may not exceed \$20 per window guard.

Address for Notice

43. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

a. Name: Jaqueline Dickson and Dominic Cerulli.

b. Phone: (609) 865-8641.

c. Email: jmrulli13@gmail.com.

44. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

a. Name: Mark Crescenzi.

b. Address: 136 Pennsville Pedricktown Rd, Pedricktown NJ 08067

c. Phone: (856) 217-4347.

d. Email address: crenz12@yahoo.com.

Option to Purchase

45. Provided the Tenant is not currently in default in the performance of any term of this Lease, the Tenant will have the option to purchase (the "Option") the Property at fair market value as determined by the average of two independent appraisals made within 15 days of exercising the Option (the "Purchase Price"). The Parties will each select their own appraiser.

46. This Option may only be exercised at any time prior to its expiration at midnight on March 1, 2021. Upon expiration of the Option, the Landlord will be released from all obligations to sell the Property to the Tenant. If the Tenant does not exercise the Option prior to its expiration, all rents and other charges paid under this Lease will be retained by the Landlord, and neither Party will have any further rights or claims against each other concerning the Option.

47. The Option will be exercised by mailing or delivering written notice to the Landlord prior to the expiration of this Option. Notice, if mailed will be by certified mail, postage prepaid, to the Landlord at 136 Pennsville Pedricktown Rd, Pedricktown NJ 08067 and will be deemed to have been given on the date shown on the postmark of the envelope in which such notice is mailed.

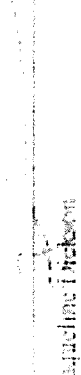
48. The Tenant may not assign any rights under this Option separately from all of the Tenant's other rights under this Lease. No assignment may be made without the Landlord's prior written consent.
49. The Landlord warrants to the Tenant that the Landlord is the legal owner of the Property and has the legal right to sell the Property under the terms and conditions of this Lease.
50. If the Option is exercised, the following provisions will be applicable:
- a. The Tenant will take title to the Property subject to any:
 - i. real estate taxes not yet due at the time of closing; and
 - ii. covenants, conditions, restrictions, reservations, rights, rights of way and easements then on record, if any.
 - b. Unless otherwise extended by other terms of this Lease, closing will be held within the latter of 30 days from the exercise of the Option or removal of any exceptions to the title by the Landlord.
 - c. Rents, real estate taxes and other expenses of the Property will be prorated as of the date of the closing date. Security deposits, advance rentals or considerations involving future lease credits will be credited to the Tenant.
 - d. The Parties acknowledge that the availability of financing and purchase costs cannot be ascertained with certainty. The Parties agree that these items will not be conditions of performance of this Lease and the Parties agree they have not relied upon any other representations or warranties by brokers, sellers or any other parties which are not set out in this Lease.
 - e. No later than 15 days from the exercise of the Option to purchase, the Landlord will provide the Tenant the following documents (the "Seller Disclosure"):
 - i. a property condition disclosure, signed and dated by the Landlord;
 - ii. a commitment for the policy of title insurance; and
 - iii. written notice of any claims and/or conditions known to the Landlord relating to environmental problems or building or zoning code violations.
 - f. The Tenant has 15 days from the date of receipt of the Seller Disclosure to examine the title to the Property and to report, in writing, any valid objections. Any exceptions to the title which would be disclosed by examination of the records will be deemed to have been accepted unless reported in writing within 15 days. If the Tenant objects to any exceptions to the title, the Landlord will use all due diligence to remove such exceptions at the Landlord's own expense within 60 days. But if such exceptions cannot be removed within the 60 days allowed, all rights and obligations under this Option may, at the election of the Tenant, terminate and end unless the Tenant elects to purchase the Property subject to such exceptions.
 - g. Upon the completion of the Closing, all rights and obligations under the Lease (other than the Option) will cease to exist and the Parties will have no further rights or claims against each other concerning the Lease.

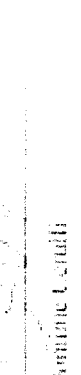
General Provisions

51. All monetary amounts stated or mentioned in this lease are in U.S. dollars and stated in U.S. dollars.
52. Landlord agrees to maintain a copy of a current rental schedule posted in the property and to notify tenants of any changes.
53. Any inventory and condition of any culture by the tenant is posted in a place visible to the tenant in a public place and is the responsibility of the tenant. The tenant is responsible for any subsequent damage to the property and the tenant is responsible for any subsequent damage to the property and the tenant is responsible for any subsequent damage to the property.
54. This lease will extend to and be binding upon and bind the heirs of the respective heirs, successors, administrators, successors and assigns, as the case may be, of each Party. All amounts are to be credited as conditions of this lease.
55. All sums payable by the Tenant to the Landlord pursuant to any provision of this lease will be deemed to be additional rent and will be recovered by the Landlord as rent.
56. If there is more than one tenant, excepting this lease, all tenants are jointly and severally jointly for each other's acts, omissions and liabilities pursuant to this lease.
57. Leases may not be added or changed without the prior written agreement of both Parties, unless the changes are made in compliance with the Act.
58. The rent will be charged an additional amount of \$2,500 for each N.Y. check or check cashed by the Tenant's financial institution.
59. Headings are inserted for the convenience of the Parties only and are not to be construed when interpreting this lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
60. This lease may be executed in counterparts. Electronic signatures are binding and are considered to be original signatures.
61. This lease constitutes the entire agreement between the Parties.
62. During the last 30 days of this lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the Property.
63. Time is of the essence in this lease.

IN WITNESS WHEREOF, Jacqueline Jackson and Lamont A. Grant and Mark A. Grant have duly affixed their signatures on this 23rd day of July, 2023.


Mark C. Gorman


Jacqueline Dickson


Dominic Cerullo

The Tenant acknowledges receiving a duplicate copy of this case signed by the Tenant and the Landlord on the date of _____, 2014.


Jacqueline Dickson


Dominic Cerullo

Please read all instructions on back of form before filling out. Be sure to press hard when filling out.

- UPON COMPLETION, RETURN THIS FORM TO THE CITY OF BRIGANTINE, FIRE PREVENTION BUREAU,
1417 WEST BRIGANTINE AVENUE, BRIGANTINE, NJ 08203
MAKE CHECKS PAYABLE TO "THE CITY OF BRIGANTINE."
REGISTRATION FEE AND REGISTRATION FORM ARE DUE IMMEDIATELY.
IF YOU HAVE ANY QUESTIONS OR NEED HELP, PLEASE CALL (609) 266-3102 BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM
MONDAY THROUGH FRIDAY.
YOU MAY CALL AT ANYTIME AND LEAVE A MESSAGE ON THE ANSWERING MACHINE IF THE OFFICE HOURS ARE NOT CONVENIENT.
LEAVE YOUR MESSAGE AND A TIME YOU WILL BE AVAILABLE AND WE WILL CONTACT YOU.
THANK YOU FOR YOUR ANTICIPATED COOPERATION.

CITY OF BRIGANTINE

BUREAU OF FIRE PREVENTION

APPLICATION FOR ONE & TWO FAMILY
CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM &
PORTABLE FIRE EXTINGUISHER COMPLIANCE

Dwelling Location: Block: 5601 Lot: 6.01-C000A
Address/Street: 4801A Atlantic-Brigantine Blvd
Municipality: Brigantine, New Jersey

I CERTIFY THAT THE DWELLING AT THE ABOVE REFERENCED LOCATION HAS SMOKE DETECTORS, CARBON MONOXIDE ALARMS AND PORTABLE FIRE EXTINGUISHERS INSTALLED AND IN WORKING ORDER AS STATED BELOW:

- ☒ Smoke detectors on each level of the dwelling, including basements; excluding attic or crawl space; and
☒ Smoke detectors outside each separate sleeping area; and
☒ All smoke detectors are in working order; and
☒ Carbon monoxide alarms are installed in the immediate vicinity of all sleeping areas; or
☐ Carbon monoxide alarm is not required; and
☒ Portable Fire Extinguisher is present & certified.

*The detectors required above shall be located in accordance with NFiPA 74. The detectors are not required to be interconnected. Battery powered detectors are acceptable. **Note:** Homes constructed after January 1977 provided with AC powered and/or interconnected smoke detectors shall be maintained in working order. The carbon monoxide alarms required above shall be located in accordance with NFPA-720.*

Inspected By: <u> <i>Dr. Baldwin</i> </u>	State Certification # <u> 136075 </u>
	Date <u> June 19, 2015 </u>

DA Application Fee: \$125.00 Payable To: *City of Brigantine*
Reinspection Fee: \$125.00 *1417 West Brigantine Avenue*
Additional Reinspection Fee: \$125.00 *Brigantine, NJ 08203*

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. **728**
Inspection No. **33828**
Block/Lot **5601.6.01/C000A**

Failed Rental Reinspection
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Co-Respondent

Griffith, Leo & Marna
45 Elmar Circle
Royersford, PA 19468

Date of Notice 4/10/2015 Abate By 5/08/2015 Date of Inspection 4/10/2015

Specific Violations

Code	Code Description	OK if Abated
PM-305.3 Respi	Interior surfaces: Repair and/or Replace torn carpet in front bedroom.	OK
PM-604.2	No Electric Service: Can not complete inspection.	OK
PM-605.2	Receptacles: Replace cover on bathroom thermostat.	OK

A reinspection was conducted at your rental property and the reinspection failed. A copy of the outstanding violations is attached. Rental properties must pass inspection in order to receive their Certificate of Habitability as required by Chapter 246 of the Code of the City of Brigantine. The City Code also requires a fee of \$75.00 be assessed for each additional reinspection. Please forward the \$75.00 reinspection fee and abate all remaining violations by the abate by date. If you need more time to abate the violations, extension requests must be in writing. Failure to comply with the City Ordinance may cause the issuance of a COURT APPEARANCE REQUIRED SUMMONS.

Thank you for your anticipated cooperation.

If you have any questions, please call William Baldwin, Fire Official at (609)266-3102

PM-604

Official(at time of notice) 4/10/15 Date 4/10/15 Official (When all items are abated) 5/8/15 R.B. PINS QAD Date

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. 728
Inspection No. 33722
Block/Lot 5601.6.01/C0000A

Rental Inspection Failed
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Co-Respondent

Griffith, Leo & Marna
45 Elmar Circle
Royersford, PA 19468

Date of Notice 4/08/2015 Abate By 4/15/2015 Date of Inspection 4/08/2015

Specific Violations

Code Code Description
PM-604.2 No Electric Service:
Can not complete inspection.

OK if
Abated

An inspection was conducted at your rental property. The attached inspection report lists all violations noted at that time. A reinspection needs to be scheduled before the above abate by date. In order to abate all violations, all necessary repairs must be completed at that time. All violations regarding smoke detectors and carbon monoxide alarms must be abated immediately and in no instance shall exceed five (5) days. If you cannot abate all violations within the time frame stated, write to the office to request an extension and discuss when the violations will be abated. If the attached violations require a building permit, it is the responsibility of the property owner to obtain all necessary permits from the construction code official. The City Code requires that a fee of \$20.00 be assessed for the first reinspection. This fee is payable upon receipt of this letter. After all violations have been abated and all fees paid, a certificate of habitability will be issued for your property. Thank you for your anticipated cooperation.

If you have any questions, please call William Baldwin, Fire Official at (609)266-3102

Official(at time of notice) 4/08/15 Date Official (When all items are abated) Date

Replace missing cover on thermostat in
Bathrooms
Replace fan caput in front Bedroom
4/10/15 RB-Field MD

City of Brigantine
Attn: Construction Office
Brigantine, NJ 08203

(609)266-7600 FAX (609)266-6625

5601/6.01
Permit No.
Control No.
Log No. 8237

NOTICE AND ORDER OF PENALTY
(WORK PERFORMED WITHOUT THE REQUIRED PERMITS)

Work Site	4801 ATL-BRIGANTINE BLVD	Identification
Block/Lot	5601/6.01//C000A	Contractor
Owner	CRESCENZI, MARK	
	4801A ATL-BRIGANTINE BLVD	
	BRIGANTINE, NJ 08203	

Date of Notice	1/07/19	Action	
	Compliance Due Date	1/28/19	Date of Inspection
			1/07/19

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that

N.J.A.C. 5:23-2.14(a) Work performed without the required permits.

Your are hereby ordered to terminate the said violations on or before 1/28/19
No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.
You are hereby ordered to pay a penalty of \$500.00 for each violation for a total
penalty of \$500.00 Each Week that any of the said violations remain outstanding
after 1/28/19 shall result in an additional penalty of \$500 per Week
If you wish to contest the validity of the above action, you may request a hearing before the Construction
Board of Appeals of the County of ATLANTIC
within 15 days of the receipt
of these Orders. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals office at: **PO Box 719, Northfield, NJ 08225**

If you have any questions concerning this matter, please call the construction office, City of Brigantine

cc: Fire Prevention Bureau

U.C.C. F210

Subcode Official	Date
<u>Richard E. Stevens</u>	<u>1/7/19</u>
Richard E. Stevens	Date
Construction Official	



**Brigantine Fire
Department**

Station: **1**
Shifts Or Platoon: **A Platoon**

Location: 4801 Atlantic Brigantine BLVD # B Brigantine NJ 08203	Incident Type: 424 - Carbon monoxide incident
Lat/Long: N 39° 23' 24.87" W 74° 24' 46.99"	FDID: 01031 Incident #: 2019-947 Exposure ID: 40161841 Exposure #: 0 Incident Date: 05/19/2019 Dispatch Run #: FD-2019-01058
Zone: Ward 4 - Ward 4 Location Type: 1 - Street address	

Report Completed by:	HURTT , DANIEL W	ID: 98542	Date: 05/19/2019
Report Reviewed by:	HURTT , DANIEL W	ID: 98542	Date: 05/19/2019
Report Printed by:	MURRAY IV, JOHN J	ID: 98853	Date: 4/24/2020 Time: 11:06

Structure Type:		Property Use: 419 - 1 or 2 family dwelling	
Automatic Extinguishment System Present: ☐		Detectors Present: ☐ Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	32 - Provide basic life support (BLS)
Additional actions: 80 - Information, investigation & enforcement, other , 82 - Notify other agencies.			
Losses		Pre-Incident Values	
Property:		Civilian Injuries:	0 Fire Service Injuries: 0
Contents:		Civilian Fatalities:	0 Fire Service Fatalities: 0
Total:		Total Casualties:	0 Total Fire Service Casualties: 0
Total # of apparatus on call:		3	Total # of personnel on call: 6

NARRATIVE (1)	
Narrative Title: Co incident	
Narrative Author: HURTT , DANIEL	
Narrative Date: 05/19/2019 17:51:35	
Narrative Apparatus ID: IC-1	
Narrative: IC-1, E-1, and R-3 responded to the above address for a carbon monoxide leak called in by South Jersey Gas. Upon arrival we were met by the owners of the second floor who said they were experiencing headaches. R-3 assessed the patients CO levels and vitals, and refusals for further treatment were signed by both. E-1 investigated the second floor. South Jersey Gas was also on scene to help investigate. It was noticed that the exhaust pipe from the first floor was disconnected, (1st and 2nd floor shared a common chimney), so the second floor exhaust from the water heater was venting into the second floor. Entry was made into the first floor to investigate the disconnected exhaust pipe. It was noticed that there was extensive work being done, and the 1st floor heater was moved from the original position. It was also noticed that there was no permits in the window of the 1st floor. The gas meter for the 1st floor was locked out by South Jersey Gas, and a tag was left in the window of the 1st floor. The water heater for the 2nd floor was shut off and the owners were advised to have the chimney repaired. All Apparatus returned to service.	

CITY OF BRIGANTINE
BUREAU OF FIRE PREVENTION
1417 West Brigantine Avenue
Brigantine, NJ 08203
(609)266-3102 FAX (609)266-0291

Registration No. **728**
Inspection No. **44825**
Block/Lot **5601.16.01//C000A**

Complaint
4801 Atl-Brigantine Blvd, Unit A-1st

Respondent

Crescenzi, Mark
4801A Atl-Brigantine Blvd
Brigantine, NJ 08203

Co-Respondent

91 7199 9991 7038 1180 4330

Date of Notice 8/14/2017 Abate By 8/25/2017 Date of Inspection 8/14/2017

Specific Violations

Code	Code Description	OK if Abated	Date Abated
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308.3.1.1

Liquefied-petroleum-gas-fueled cooking devices

Portable LP-gas cooking equipment, open flame devices and outdoor fireplaces shall not be stored or used:
1. On any porch, balcony or any other portion of a building; 2. Within any room or space of a building; 3. Within 5 feet of any combustible exterior wall; 4. Within 5 feet, vertically or horizontally, of an opening in a wall; or 5. Under any building overhang.

- 1.) Remove Barbecue grill from rear deck.
2.) Remove tiki torches from rear deck.

PM-703.2

Hazardous material:

Combustible, flammable, explosive or other hazardous materials and liquids.

Remove gasoline from under rear deck stairs.

Photo# 7254, Fire Hazard



- Gasoline

A visual inspection of the exterior of your above referenced property has revealed that your property is in violation of the Code of the City Of Brigantine/BOCA National Property Maintenance Code as listed. This code is the standardized code adopted by the CITY OF BRIGANTINE and it pertains to structures within the city. You are hereby ordered to abate the attached violations by the date listed above. If you cannot abate all violations within the time frame stated, write to the office to request an extension and discuss when the violations will be abated.

Thank you for your anticipated cooperation.

CITY OF BRIGANTINE

BUREAU OF FIRE PREVENTION

APPLICATION FOR ONE & TWO FAMILY
CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM &
PORTABLE FIRE EXTINGUISHER COMPLIANCE

Dwelling Location: Block: 5601 Lot: 6.01-C000A
Address/Street: 4801A Atlantic-Brigantine Blvd
Municipality: Brigantine, New Jersey

*I CERTIFY THAT THE DWELLING AT THE ABOVE REFERENCED LOCATION HAS
SMOKE DETECTORS, CARBON MONOXIDE ALARMS AND PORTABLE FIRE
EXTINGUISHERS INSTALLED AND IN WORKING ORDER AS STATED BELOW:*

- ☒ Smoke detectors on each level of the dwelling, including basements;
excluding attic or crawl space; and
- ☒ Smoke detectors outside each separate sleeping area; and
- ☒ All smoke detectors are in working order; and
- ☒ Carbon monoxide alarms are installed in the immediate vicinity of all
sleeping areas; or
- ☐ Carbon monoxide alarm is not required; and
- ☒ Portable Fire Extinguisher is present & certified.

*The detectors required above shall be located in accordance with NFPA 74. The detectors are
not required to be interconnected. Battery powered detectors are acceptable. Note: Homes
constructed after January 1977 provided with AC powered and/or interconnected smoke
detectors shall be maintained in working order. The carbon monoxide alarms required above
shall be located in accordance with NFPA-720.*

Inspected By: S. Hopkins

State Certification # 159489
Date 6-15-17

38 Application Fee: \$125.00 Payable To: City of Brigantine
38 Reinspection Fee: \$125.00 1417 West Brigantine Avenue
38 Additional Reinspection Fee: \$125.00 Brigantine, NJ 08203