
FW: OPRA request - All communications regarding Valley View Apartments

From Susan Turner <sturner@phillipsburgnj.org>

Date Thu 1/2/2025 9:06 AM

To Nicole Torres <ntorres@phillipsburgnj.org>

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

From: Constance Fuoco <opra+request-70156-3ead0f3a@requests.opramachine.com>

Sent: Wednesday, January 1, 2025 9:28 AM

To: Susan Turner <sturner@phillipsburgnj.org>

Subject: OPRA request - All communications regarding Valley View Apartments

Dear Town of Phillipsburg,

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: All communications between Mayor Piazza, Rich Hays, Officer Berrigan, Pat Kays regarding all incidents at Valley View Apartments concerning fire calls, police calls and inspection issues within the past three months

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,

Connie Fuoco

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

opra+request-70156-3ead0f3a@requests.opramachine.com

Is sturner@phillipsburgnj.org the wrong address for OPRA requests to Town of Phillipsburg? If so, please contact us using this form:

[https://link.edgepilot.com/s/267c7297/mtTxGTo2jUS1Ctb97HE_sg?
u=https://opramachine.com/change_request/new?body=town_of_phillipsburg](https://link.edgepilot.com/s/267c7297/mtTxGTo2jUS1Ctb97HE_sg?u=https://opramachine.com/change_request/new?body=town_of_phillipsburg)

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

[https://link.edgepilot.com/s/395b36f8/6aJxoQpJ-0m8747tiFRpXQ?
u=https://opramachine.com/help/officers](https://link.edgepilot.com/s/395b36f8/6aJxoQpJ-0m8747tiFRpXQ?u=https://opramachine.com/help/officers)

View this OPRA request & responses online:

[https://link.edgepilot.com/s/6a5becc5/tcNmOw3Ze0Gu5z1wJLWjjw?
u=https://opramachine.com/request/all_communications_regarding_val](https://link.edgepilot.com/s/6a5becc5/tcNmOw3Ze0Gu5z1wJLWjjw?u=https://opramachine.com/request/all_communications_regarding_val)

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."

Fw: Valley View

From Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Date Fri 1/10/2025 2:04 PM
To Nicole Torres <ntorres@phillipsburgnj.org>

Email chain 1 for Opra

Mayor Randy S. Piazza Jr.

From: James McDonald <jmcdonald@pburg.org>
Sent: Monday, January 6, 2025 11:04 AM
To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Subject: Re: Valley View

Excellent, thank you.

On Mon, Jan 6, 2025 at 10:59 AM Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org> wrote:
Ms. Fuoco already reached out saying how happy she was with how things were handled this morning. Thank you.

Mayor Randy S. Piazza Jr.

From: James McDonald <jmcdonald@pburg.org>
Sent: Monday, January 6, 2025 10:57:44 AM
To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Subject: Re: Valley View

Mayor,

I assigned Sgt. Moore to handle this situation. He spoke with Ms. Fuoco and the other tenant and is in the process of helping to resolve this issue. Thank you

On Mon, Jan 6, 2025 at 8:06 AM Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org> wrote:
Thank you

Mayor Randy S. Piazza Jr.

From: James McDonald <jmcdonald@pburg.org>
Sent: Monday, January 6, 2025 7:54:52 AM
To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Subject: Re: Fw: Valley View

Received, I will assign this to day shift today.

On Mon, Jan 6, 2025 at 7:53 AM Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org> wrote:

Happy Monday, Chief McDonald.

There's obviously some tension at this apartment building. Maybe a follow up from one of the officers will show they're not being ignored. I'm looping chief Hay into the situation as he has had to deal with some public safety issues from the same occupant.

Chief, Hay

Do we have an update to the situation regarding the fire issues that have occurred there? Possible eviction proceedings perhaps?

Thank you both.

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <javaqueen4@yahoo.com>

Sent: Sunday, January 5, 2025 7:01 PM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Subject: Re: Valley View

Mayor,

What was the outcome of your discussion with Chief McDonald on Valley View? It is my opinion that he needs to inform all of his officers on the ongoing, volatile situation. Justin called PPD this evening, as suggested by building management, just to be told there's nothing they can do and to contact management. What kind of circus is going on here? For the 2nd night in a row she's keeping her headlights on shining right into their apartment. The officer turned them off and left. She claims she forgot they were on. This is where an officer being aware of the situation would have helped. Exactly what has to happen for this woman to be banned from the complex? She is an absolute danger to everyone.

C. Fuoco

[Yahoo Mail: Search, Organize, Conquer](#)

On Sun, Jan 5, 2025 at 8:13 AM, Connie Fuoco <javaqueen4@yahoo.com> wrote:

Thank you, Mayor. She was arrested for keying Nicole's car, but was home by the evening hours. I don't believe there was an inspector there. I know they didn't look at things in Justin's apartment. She's been running the water multiple times a day. Two days ago while Justin was showering, she turned her hot water on and let it run. Justin had to jump out.

The veteran that's dying of cancer lives right next to her. The other night he was trapped in his car, afraid to get out and go in the building. It's awful. It's absolutely awful.

Thank you for responding.

Yahoo Mail: Search, Organize, Conquer

On Sun, Jan 5, 2025 at 8:03 AM, Randy Piazza Jr.
<rpiazzajr@phillipsburgnj.org> wrote:

Good morning, Connie.

Chief McDonald's email is jmcdonald@pburg.org. Just a brief update about that Building and that unit in particular. We had an inspector there Friday to go over the inside of that unit that has been causing the problems. We were told inspecting the unit wouldn't be a problem as the person had been taken into custody and was not home. Who or what agency removed them is unknown to us at this time. If there was an incident last night, they obviously were released. I have a meeting with the chief at 9 AM this morning to go over a few things and this is on the list. But please do reach out to him. Thank you as always.

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <jvaqueen4@yahoo.com>

Sent: Sunday, January 5, 2025 7:35:09 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Cc: Matt Scerbo <msscferbo32@yahoo.com>; Meliss Paulus <brodmp@ptd.net>

Subject: Valley View

Good morning. Can you send me interim police Chief McDonald's email please? I need to speak with him about the insanity that is unfolding at Valley View Apartments and what these tenants can do.

I took my son to work this morning and no one in that building got any sleep. She had the headlights of her car directly into Justin and Nicole's bedroom for over an hour. She screamed out the window and stomped her feet all night long. The tenant next to her is dying and the man can't get an ounce of rest.

She needs to be Baker Acted. Something. Things are boiling over and the tenants don't know what to do. If they call PPD it's just them telling her to stop, and she starts up as soon as they leave. She pretends to need a walker, but stomps as hard as she can all over the apartment nonstop.

Bad things are going to happen if this woman is not removed from the building. I am not exaggerating. Waiting for a "possible" eviction is not going to go well. Everyone in their unit is exhausted and scared. I need to speak to Chief McDonald to find out what options they have.

Thank you,
Connie and James Fuoco

Yahoo Mail: Search, Organize, Conquer

**Chief James McDonald
Phillipsburg Police Department
908-454-5501 ext. 325**

CONFIDENTIALITY NOTICE

The information contained in this communication from the Phillipsburg Police Department is privileged and confidential. It is intended for the sole use of the persons or entities who are the addressee(s). If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please delete and contact the sender at (908) 454-0707.

--

**Chief James McDonald
Phillipsburg Police Department
908-454-5501 ext. 325**

CONFIDENTIALITY NOTICE

The information contained in this communication from the Phillipsburg Police Department is privileged and confidential. It is intended for the sole use of the persons or entities who are the addressee(s). If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly

prohibited. If you have received this communication in error, please delete and contact the sender at (908) 454-0707.

--

**Chief James McDonald
Phillipsburg Police Department
908-454-5501 ext. 325**

CONFIDENTIALITY NOTICE

The information contained in this communication from the Phillipsburg Police Department is privileged and confidential. It is intended for the sole use of the persons or entities who are the addressee(s). If you are not an intended recipient of this e-mail, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please delete and contact the sender at (908) 454-0707.



Outlook

Fw: Valley View

From Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Date Fri 1/10/2025 2:05 PM

To Nicole Torres <ntorres@phillipsburgnj.org>

Email chain 2 for Opra

Mayor Randy S. Piazza Jr.

From: Meliss Paulus <mpaulus@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 8:23:02 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Subject: Re: Valley View

Thanks Randy but I wanted the update from the inspections department regarding the shower issue. This is a safety issue for the tenant that has the hole in the shower ceiling.

Get [Outlook for iOS](#)

From: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 8:14:23 AM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Subject: Fw: Valley View

Meliss,

This was the follow-up Connie sent me yesterday morning.

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <javaqueen4@yahoo.com>

Sent: Monday, January 6, 2025 9:39 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Subject: Re: Valley View

Randy,

Sgt. Moore was here and just left. It was a great visit and I feel confident that things are being taken care of. Thank you so very much for taking my pleas seriously.

Sgt. Moore is my first cousin btw. Haven't seen him in a very long time. That brought my anxiety level way down. He was kind and very professional. Thank you again.

Sincerely,
Connie

Yahoo Mail: Search, Organize, Conquer

On Mon, Jan 6, 2025 at 8:08 AM, Randy Piazza Jr.
<rpiazzajr@phillipsburgnj.org> wrote:

Good morning, Connie.

I believe chief McDonald intends to send somebody over for a follow up today. I'm hopeful, they can find some resolve to the situation. I'm also waiting for chief Hay to send me an update on the issues he reported to the state.

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <javaqueen4@yahoo.com>
Sent: Sunday, January 5, 2025 7:01:03 PM
To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Subject: Re: Valley View

Mayor,

What was the outcome of your discussion with Chief McDonald on Valley View? It is my opinion that he needs to inform all of his officers on the ongoing, volatile situation. Justin called PPD this evening, as suggested by building management, just to be told there's nothing they can do and to contact management. What kind of circus is going on here? For the 2nd night in a row she's keeping her headlights on shining right into their apartment. The officer turned them off and left. She claims she forgot they were on. This is where an officer being aware of the situation would have helped. Exactly what has to happen for this woman to be banned from the complex? She is an absolute danger to everyone.

C. Fuoco

Yahoo Mail: Search, Organize, Conquer

On Sun, Jan 5, 2025 at 8:13 AM, Connie Fuoco
<javaqueen4@yahoo.com> wrote:

Thank you, Mayor. She was arrested for keying Nicole's car, but was home by the evening hours. I don't believe there was an inspector there. I know they didn't look at things in Justin's apartment. She's been running the water multiple times a day. Two days ago while Justin was showering, she turned her hot water on and let it run. Justin had to jump out.

The veteran that's dying of cancer lives right next to her. The other night he was trapped in his car, afraid to get out and go in the building. It's awful. It's absolutely awful.

Thank you for responding.

Yahoo Mail: Search, Organize, Conquer

On Sun, Jan 5, 2025 at 8:03 AM, Randy Piazza Jr.
<rpiazzajr@phillipsburgnj.org> wrote:

Good morning, Connie.

Chief McDonald's email is jmcDonald@pburg.org. Just a brief update about that Building and that unit in particular. We had an inspector there Friday to go over the inside of that unit that has been causing the problems. We were told inspecting the unit wouldn't be a problem as the person had been taken into custody and was not home. Who or what agency removed them is unknown to us at this time. If there was an incident last night, they obviously were released. I have a meeting with the chief at 9 AM this morning to go over a few things and this is on the list. But please do reach out to him. Thank you as always.

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <javaqueen4@yahoo.com>

Sent: Sunday, January 5, 2025 7:35:09 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Cc: Matt Scerbo <msscabo32@yahoo.com>; Meliss Paulus <brodmp@ptd.net>

Subject: Valley View

Good morning. Can you send me interim police Chief McDonald's email please? I need to speak with him about the insanity that is unfolding at Valley View Apartments and what these tenants can do.

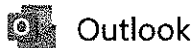
I took my son to work this morning and no one in that building got any sleep. She had the headlights of her car directly into Justin and Nicole's bedroom for over an hour. She screamed out the window and stomped her feet all night long. The tenant next to her is dying and the man can't get an ounce of rest.

She needs to be Baker Acted. Something. Things are boiling over and the tenants don't know what to do. If they call PPD it's just them telling her to stop, and she starts up as soon as they leave. She pretends to need a walker, but stomps as hard as she can all over the apartment nonstop.

Bad things are going to happen if this woman is not removed from the building. I am not exaggerating. Waiting for a "possible" eviction is not going to go well. Everyone in their unit is exhausted and scared. I need to speak to Chief McDonald to find out what options they have.

Thank you,
Connie and James Fuoco

[Yahoo Mail: Search, Organize, Conquer](#)



Outlook

Fw: VALLEY VIEW APARTMENTS

From Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Date Fri 1/10/2025 2:05 PM

To Nicole Torres <ntorres@phillipsburgnj.org>

Email chain 3 for Opra

Mayor Randy S. Piazza Jr.

From: Meliss Paulus <mpaulus@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 11:24:23 AM

To: Pat Kays <pkays@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

Aren't the videos and pictures substantial evidence of the issue? Why would it take this long to schedule an inspection? After viewing that condition, I would deem this a safety issue for the tenant that is experiencing the leak into their shower. I wouldn't want to live with that condition. Do you find it acceptable?

Meliss

Get [Outlook for iOS](#)

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 11:20:36 AM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

We don't have any information on the shower issue other than the photos. We are actively working to set a full inspection of all units, common areas, and grounds. I'll see what we can do to more immediately with the leaking water issue.

Best,
Pat

Director of Municipal Services & Community Development

Construction • Zoning • Building Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: [908-454-5500](tel:908-454-5500) x315

Mobile: [908-386-2770](tel:908-386-2770)

On Jan 7, 2025, at 11:05 AM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Was the apartment that was affected by the water running into their shower inspected? If so, what was the resolution to rectify this problem?

If the Town's inspectors do not have any jurisdiction over this property, please contact DCA immediately and keep us advised. Thank you

Meliss

Get [Outlook for iOS](#)

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 10:29:45 AM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

Good morning, Meliss!

A town inspector was admitted by a staff member to inspect the apartment in question Friday. An interior alarm was found to be non-functional, and maintenance obliged to immediately remedy.

Best,

Pat

Director of Municipal Services & Community Development

Construction Official • Building Subcode Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: [908-454-5500](tel:908-454-5500) x315

Mobile: [908-386-2770](tel:908-386-2770)

On Jan 7, 2025, at 8:10 AM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Good morning,

Can I please get an update to this situation at this apartment complex? Specifically, the inspections status.

Meliss

Get [Outlook for iOS](#)

From: Richard Hay <rhay@phillipsburgnj.org>

Sent: Monday, December 23, 2024 8:43:31 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Pat Kays <pkays@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: VALLEY VIEW APARTMENTS

All:

Just spoke with Dave Bori, our Fire Inspector, regarding Valley View Apartments. He can cite them for the incidents that involved careless smoking. I will be forwarding copies of all reports to him today. He will be making contact with the property owners / managers.

I will keep you posted with anything additional.

Thank you,

Richard Hay
Fire Chief

Fw: VALLEY VIEW APARTMENTS

From Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Date Fri 1/10/2025 2:06 PM

To Nicole Torres <ntorres@phillipsburgnj.org>

Email chain 4 for Opra

Mayor Randy S. Piazza Jr.

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Wednesday, January 8, 2025 3:13:59 PM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

Absolutely!

Director of Municipal Services & Community Development

Construction • Zoning • Building Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: [908-454-5500](tel:908-454-5500) x315

Mobile: [908-386-2770](tel:908-386-2770)

On Jan 8, 2025, at 3:09 PM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Thank you for the update. Please check the status of the smoke detector in that unit. I heard the female in that apartment smashed the new unit that was installed.

Meliss

Get [Outlook for iOS](#)

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Wednesday, January 8, 2025 1:59:36 PM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

Good afternoon, Meliss!

I'm informed repairs of the leak and ceiling below have commenced and are to be completed today. Reinspection scheduled for tomorrow.

Best,
Pat

Director of Municipal Services & Community Development

Construction • Zoning • Building Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: [908-454-5500](tel:908-454-5500) x315

Mobile: [908-386-2770](tel:908-386-2770)

On Jan 7, 2025, at 11:24 AM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Aren't the videos and pictures substantial evidence of the issue? Why would it take this long to schedule an inspection? After viewing that condition, I would deem this a safety issue for the tenant that is experiencing the leak into their shower. I wouldn't want to live with that condition. Do you find it acceptable?

Meliss

Get [Outlook for iOS](#)

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 11:20:36 AM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

We don't have any information on the shower issue other than the photos. We are actively working to set a full inspection of all units, common areas, and grounds. I'll see what we can do to more immediately with the leaking water issue.

Best,
Pat

Director of Municipal Services & Community Development

Construction • Zoning • Building Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: [908-454-5500](tel:908-454-5500) x315

Mobile: 908-386-2770

On Jan 7, 2025, at 11:05 AM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Was the apartment that was affected by the water running into their shower inspected? If so, what was the resolution to rectify this problem?

If the Town's inspectors do not have any jurisdiction over this property, please contact DCA immediately and keep us advised. Thank you
Meliss

Get Outlook for iOS

From: Pat Kays <pkays@phillipsburgnj.org>

Sent: Tuesday, January 7, 2025 10:29:45 AM

To: Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: Re: VALLEY VIEW APARTMENTS

Good morning, Meliss!

A town inspector was admitted by a staff member to inspect the apartment in question Friday. An interior alarm was found to be non-functional, and maintenance obliged to immediately remedy.

Best,
Pat

Director of Municipal Services & Community Development

Construction Official • Building Subcode Official

Town of Phillipsburg

120 Filmore St, Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org

Office: 908-454-5500 x315

Mobile: 908-386-2770

On Jan 7, 2025, at 8:10 AM, Meliss Paulus <mpaulus@phillipsburgnj.org> wrote:

Good morning,

Can I please get an update to this situation at this apartment complex? Specifically, the inspections status.

Meliss

Get Outlook for iOS

From: Richard Hay <rhay@phillipsburgnj.org>

Sent: Monday, December 23, 2024 8:43:31 AM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Meliss Paulus <mpaulus@phillipsburgnj.org>

Cc: Pat Kays <pkays@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>

Subject: VALLEY VIEW APARTMENTS

All:

Just spoke with Dave Bori, our Fire Inspector, regarding Valley View Apartments. He can cite them for the incidents that involved careless smoking. I will be forwarding copies of all reports to him today. He will be making contact with the property owners / managers.

I will keep you posted with anything additional.

Thank you,

Richard Hay
Fire Chief

Fw: Valley View

From Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Date Fri 1/10/2025 2:06 PM

To Nicole Torres <ntorres@phillipsburgnj.org>

Email chain 5 for Opra

Mayor Randy S. Piazza Jr.

From: Connie Fuoco <javaqueen4@yahoo.com>

Sent: Thursday, January 9, 2025 2:40:26 PM

To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>; Matt Scerbo <mserbo32@yahoo.com>; Meliss Paulus <brodmp@ptd.net>; JMC DONALD@PBURG.ORG <JMC DONALD@PBURG.ORG>; tmoore@pburg.org <tmoore@pburg.org>; Pat Kays <pkays@phillipsburgnj.org>

Subject: Re: Valley View

For whatever reason, I cannot access the other multiple videos. The one attached is her using a golf club to bang on the railings. Would YOU be able sleep through this? This goes on all night, every night. And these tenants can't do a thing about it. You tell me who can?

Yahoo Mail: Search, Organize, Conquer

On Thu, Jan 9, 2025 at 2:33 PM, Connie Fuoco <javaqueen4@yahoo.com> wrote:

ALL,

There was miscommunication on many fronts. For that, I apologize. My son would like the names of the officers that responded last night. (Wednesday). Apparently they do not carry business cards with their email on them. You have to understand that they are going on day 5 of no sleep. They are angry and at a loss for what to do.

Whatever officers arrived this afternoon (Thursday) told Nick he had to contact the building manager with these issues. I do not have as many details as I would like, but Justin was told by Nick, that the officer said go ahead and report me. I don't know what led up to that, but these tenants are beyond frustrated and tensions are running extremely high. Right now they all feel that she is being handled with kid gloves. This not about mental health. She is on drugs. How else do you think she can stay up for 5 days straight? It's not rocket science.

My son just informed me that they are done with this route because it is not working in their favor. He's taking a different approach to which I support and will not speak of.

FOUR officers in a town like this IS NOT ENOUGH!! That MUST change. I can tell you with certainty that something bad is going to happen because of this woman and it's going to be too late for

anyone. She destroyed the smoke detector just so she can smoke up there. WRONG! Do we have to wait until there's a tragedy? She threatened to break Justin's kneecaps. That means nothing?

I am enclosing videos from just last night. And this is the bs they live with every single night. Of course she stops when the cops arrive. What is the point of Justin getting video proof if it means nothing? I think I can only send one, but the others will be in a follow up email.

Someone needs to contact that building owner and get her out of there.

C. Fuoco

My

Yahoo Mail: Search, Organize, Conquer

FW: [EXTERNAL]Fwd: Valley View Apartments issue.

From Wade Baldwin <wbaldwin@lsaclaw.com>
Date Mon 1/13/2025 2:17 PM
To Nicole Torres <ntorres@phillipsburgnj.org>

Wade T. Baldwin

COUNSELLOR AT LAW

LAVERY, SELVAGGI & COHEN, P.C.

1001 Route 517
Hackettstown, NJ 07840
(908) 852-2600
Fax: (908) 852-8225

Please visit us at: <https://link.edgepilot.com/s/cc9014a9/0ScDdsEyu02wDIgOsEDYWw?u=http://www.lsaclaw.com/>

**** CONFIDENTIALITY NOTICE ****

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

From: Pat Kays <pkays@phillipsburgnj.org>
Sent: Wednesday, January 8, 2025 12:07 PM
To: Wade Baldwin <wbaldwin@lsaclaw.com>
Subject: [EXTERNAL]Fwd: Valley View Apartments issue.

Begin forwarded message:

From: Richard Hay <rhay@phillipsburgnj.org>
Date: December 22, 2024 at 5:02:32 PM EST
To: "Randy Piazza Jr." <rpiazzajr@phillipsburgnj.org>
Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>, Pat Kays <pkays@phillipsburgnj.org>, Pete Marino <PMarino@phillipsburgnj.org>
Subject: Re: Valley View Apartments issue.

The first question I plan to ask the Fire Inspector tomorrow morning.

Rich Hay
Sent from my iPhone

On Dec 22, 2024, at 4:13 PM, Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org> wrote:

Thank you everyone for your follow up on this situation. Sorry, I wasn't clear about the separate water videos. They are unrelated to the incident that occurred last night, but they are from a separate complaint about the conditions at this building.

Mayor Randy S. Piazza Jr.

From: Meliss Paulus <mpaulus@phillipsburgnj.org>
Sent: Sunday, December 22, 2024 3:59:18 PM
To: Pat Kays <pkays@phillipsburgnj.org>; Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Cc: Pete Marino <PMarino@phillipsburgnj.org>
Subject: Re: Valley View Apartments issue.

Thank you, Rich, for this information. Obviously, the tenants have violated their lease by smoking inside the apartment. Grounds for eviction without a doubt. Are there any state laws prohibiting smoking inside apartment buildings?
Meliss

Get [Outlook for iOS](#)

From: Pat Kays <pkays@phillipsburgnj.org>
Sent: Sunday, December 22, 2024 11:12:42 AM
To: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>
Subject: Re: Valley View Apartments issue.

Yes, I agree that appears unrelated.

Director of Municipal Services & Community Development
Construction Official • Building Subcode Official
Town of Phillipsburg
120 Filmore St., Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org
Office: 908-454-5500 x315
Mobile: 908-386-2770

From: Richard Hay <rhay@phillipsburgnj.org>
Sent: Sunday, December 22, 2024 11:12:13 AM
To: Pat Kays <pkays@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>
Subject: RE: Valley View Apartments issue.

Pat:

Water?? That was not a result of anything we did to extinguish this morning's fire or is this an unrelated incident?? All water we used was done outside the building.

Rich

From: Pat Kays <pkays@phillipsburgnj.org>
Sent: Sunday, December 22, 2024 11:10 AM
To: Richard Hay <rhay@phillipsburgnj.org>; Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>
Subject: Re: Valley View Apartments issue.

Thank you, Rich! Great context. This helps Inspections follow-up immensely. We'll contact management Monday to set up an immediate appointment to view that unit and the one with water coming from the ceiling.

Director of Municipal Services & Community Development
Construction Official • Building Subcode Official
Town of Phillipsburg
120 Filmore St., Phillipsburg, NJ 08865

Email: pkays@phillipsburgnj.org
Office: 908-454-5500 x315
Mobile: 908-386-2770

From: Richard Hay <rhay@phillipsburgnj.org>
Sent: Sunday, December 22, 2024 11:05:45 AM
To: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>
Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Pat Kays <pkays@phillipsburgnj.org>
Subject: RE: Valley View Apartments issue.

Mayor:

The fire involved Apartment A-29. It is the third time we have been there for a fire. The residents appear to be heavy drinkers and there is indication of prescription drug use. Each fire has been a result of careless smoking / cooking along with the combination of the above.

This morning's incident once again involved careless smoking. The occupant attempted to put out the fire by picking it up the burning material with a vacuum cleaner. There was no structural damage. The fire involved a waste paper can, the vacuum and portions of the carpet. The PD breached the front to gain access to the apartment. The fire was extinguished within seconds of arrival. There was an extensive smoke condition in the hallways, which had to be cleared. As a result of the fire the residents of this building were out in the cold for about 45 minutes.

Fortunately, this building has a reliable fire alarm system, which has performed perfectly each time. Lieutenant Goddell was going to contact the WCPO, to see what, if any, charges can be filed. I spoke this morning with WC Fire Marshal Joe Lake and he referred me to the State Fire Inspector. I will be contacting the State Fire Inspector on Monday morning to determine if anything can be done on his end.

The residents have every right to be concerned and upset. This is another intolerable situation. We suggested to the property manager that eviction proceedings be started. However, whatever is done, it will be through some type of a legal proceeding.

This is where we stand at the moment. If you have any further questions, please contact me at any time!

Thank you,

Richard Hay
Fire Chief

From: Randy Piazza Jr. <rpiazzajr@phillipsburgnj.org>

Sent: Sunday, December 22, 2024 9:24 AM

To: Richard Hay <rhay@phillipsburgnj.org>

Cc: Meliss Paulus <mpaulus@phillipsburgnj.org>; Pete Marino <PMarino@phillipsburgnj.org>; Pat Kays <pkays@phillipsburgnj.org>

Subject: Valley View Apartments issue.

Good morning chief,

I received a message from a resident about Valley View Apartments this morning. They said that there was a fire and everybody had to go out into the cold. They also said there was a video of embers coming from the ceiling and dropping in front of one of the apartment doors. Connie Fuoco Has a video of this happening. She lives at 147 Lewis Street. If there is a potential fire hazard at this apartment complex,

can we please take steps to hold the owner responsible and make the place safe? Let me know your thoughts and potential action that can be taken if these allegations are confirmed? Thank you.

Mayor Randy S. Piazza Jr.