

## OPRA

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**From:** John M <opra+request-41951-e1afb05b@requests.opramachine.com>  
**Sent:** Monday, April 24, 2023 11:14 AM  
**To:** OPRA  
**Subject:** OPRA request - All construction and related permits for 2307 Hill Rd.

Dear Scotch Plains Township,

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:

All construction and related permits for 2307 Hill Rd.

Yours faithfully,

John M

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*due 5/3*

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:  
opra+request-41951-e1afb05b@requests.opramachine.com

Is opra@scotchplainsnj.com the wrong address for OPRA requests to Scotch Plains Township? If so, please contact us using this form:

[https://opramachine.com/change\\_request/new?body=scotch\\_plains\\_township](https://opramachine.com/change_request/new?body=scotch_plains_township)

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/all\\_construction\\_and\\_related\\_per](https://opramachine.com/request/all_construction_and_related_per)

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.

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# CONSTRUCTION PERMIT

Date Issued 7/19/2022  
Control # C-22-00461  
Permit # 22-0867

IDENTIFICATION Block: 7701 Lot: 10 Qualifier \_\_\_\_\_  
Work Site Location: 2307 HILL RD Scotch Plains Township, NJ Contractor ACE ESTATES LLC  
Address 32 CHELSEA LANE COLONIA NJ 07067  
Owner in Fee BUSH421 LLC Telephone: (732) 668-7058  
33 SOUTH 20TH ST EAST ORANGE NJ 07018 Lic. No. or Bldrs. Reg. No. 13VH09500600  
Telephone: (732) 668-7055 Federal Employee No. \_\_\_\_\_

Is hereby granted permission to perform the following work:

- |                                                |                                                                    |                                                |
|------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> BUILDING   | <input checked="" type="checkbox"/> PLUMBING                       | <input type="checkbox"/> LEAD HAZARD ABATEMENT |
| <input checked="" type="checkbox"/> ELECTRICAL | <input checked="" type="checkbox"/> FIRE PROTECTION                | <input type="checkbox"/> DEMOLITION            |
| <input type="checkbox"/> ELEVATOR DEVICES      | <input type="checkbox"/> ASBESTOS ABATEMENT<br>(Subchapter 8 only) | <input type="checkbox"/> OTHER                 |

DESCRIPTION OF WORK:

ADDITION/NJAC 5:23 6.32 - REPLACEMENT STRUCTURE

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 \$36,500

PAYMENTS (Office Use Only)

|                  |                |
|------------------|----------------|
| Building         | \$1,579        |
| Electrical       | \$1,025        |
| Plumbing         | \$1,330        |
| Fire Protection  | \$300          |
| Elevator Devices | \$0            |
| her              | \$0.00         |
| SA Training Fee  | \$78           |
| Fee              | \$423.00       |
| Other            | \$0            |
| Total            | \$4,735        |
| Check No.        |                |
| Cash             | \$4,735        |
| Credit           | \$0            |
| Collected By     | Shannon Rapant |

Construction Official

Date

U.C.C. F170  
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

# CONSTRUCTION PERMIT

Date Issued: 2/11/2022  
 Control #: C-22-00278  
 Permit #: 22-0183

IDENTIFICATION: Block 7701 Lot 10  
 Work Site Location: 2307 Hill Rd Scotch Plains Township, NJ  
 Owner in Fee: RUSH 21 LLC  
 2307 Hill Rd Scotch Plains NJ 07076  
 Telephone: (973) 385-3785  
 Lic. No. or Statewide ID No.: 223555918  
 Federal Employee No.: 223555918

I am hereby granted permission to perform the following work:

☐ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT

☐ ELECTRICAL ☒ FIRE PROTECTION ☐ DEMOLITION

☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☐ OTHER

(See Chapter 6 only)

DESCRIPTION OF WORK:  
 JANK REMOVAL - 273.64

Notes: 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: \$700

Construction Official: *[Signature]* Date: \_\_\_\_\_

U.C.C. F770  
 Exp (rev 1/24)

1 WHITE - INSPECTOR 2 CAVALRY - OFFICE 3 PINK - TAX ASSESSOR 4 GOLD - APPLICANT

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out the required inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for other inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed on the business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:
- The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  - Foundations and all walls up to grade level prior to back filling.
  - All structural framing, roof trusses, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection will include the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The installation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
  - Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the rough electrical and plumbing inspections, sealing of exterior joints, mechanical system and other required equipment electrical wiring, devices and fixtures; fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable; and verification of compliance with N.J.A.C. 5:23-3.3, "Posting structures."

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

| PAYMENTS (Office Use Only) |           |
|----------------------------|-----------|
| Building                   | \$0       |
| Electrical                 | \$0       |
| Plumbing                   | \$0       |
| Fire Protection            | \$100     |
| Elevator Devices           | \$0       |
| Other                      | \$0.00    |
| DCA Training Fee           | \$0       |
| CO Fee                     | \$0       |
| Other                      | \$0       |
| Total                      | \$100     |
| Check No.                  | 3874      |
| Cash                       | \$0       |
| Credit                     | \$0       |
| Collected By               | Chaudhary |



# CONSTRUCTION PERMIT

Date Issued 3/11/2022  
Control # C-22-00436  
Permit # 22-0321

IDENTIFICATION Block: 7701 Lot: 10 Qualifier \_\_\_\_\_  
Work Site Location: 2307 HILL RD. Scotch Plains Township, NJ Contractor BUSH421 LLC  
Owner in Fee BUSH421 LLC Address 32 CHELSEA LANE COLONIA NJ 07067  
32 CHELSEA LANE COLONIA NJ 07067 Telephone: (732) 668-7058  
Telephone: (732) 668-7058 Lic. No. or Bldrs. Reg. No. \_\_\_\_\_  
Federal Employee. No. \_\_\_\_\_

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT  
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION  
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

## DESCRIPTION OF WORK:

INTERIOR DEMOLITION - DEMO & GUT INTERIOR DOWN TO STUDS, REMOVE ROOF, REAR WALL OF HOUSE, GARAGE ROOF & BACK OF GARAGE WALL

Note: If construction does not commence within one (1) year construction ceases for a period of six (6) months, this permit Estimated Cost of Work \$5,000

*Shannon Rapant*  
Construction Official

Date \_\_\_\_\_

U.C.C. F170  
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

## PAYMENTS (Office Use Only)

Building \$100  
Electrical \$0  
Plumbing \$0  
Fire Protection \$0  
Elevator Devices \$0  
Other \$0.00  
DCA Training Fee \$0

lo. 106  
Cash \$0  
Credit \$0  
Collected By Shannon Rapant

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



# CONSTRUCTION PERMIT

Date Issued 9/27/2022  
Control # C-22-01732  
Permit # 22-1185

IDENTIFICATION Block: 7701 Lot: 10 Qualifier \_\_\_\_\_  
Work Site Location: 2307 HILL RD Scotch Plains Township, NJ Contractor M. WATERS TANKS & BOILERS, LLC  
Address 346 PRINCETON AVE HILLSIDE NJ 07205  
Owner in Fee BUSH421 LLC  
33 SOUTH 20TH ST EAST ORANGE NJ 07018 Telephone: (973) 747-6285  
Telephone: (732) 668-7058 Lic. No. or Bldrs. Reg. No. US301208  
Federal Employee No. 208901891

Is hereby granted permission to perform the following work:

- ☐ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT  
☐ ELECTRICAL ☒ FIRE PROTECTION ☐ DEMOLITION  
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

TANK REMOVAL AST - 275 GALLON FROM BASEMENT

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 \$700

## PAYMENTS (Office Use Only)

|                  |             |
|------------------|-------------|
| Building         | \$0         |
| Electrical       | \$0         |
| Plumbing         | \$0         |
| Fire Protection  | \$100       |
| Elevator Devices | \$0         |
| Other            | \$0.00      |
| DCA Training Fee | \$0         |
| CO Fee           |             |
| Other            | \$0         |
| Total            | \$100       |
| Check No.        | 6458        |
| Cash             | \$0         |
| Credit           | \$0         |
| Collected By     | Sara Ewaska |

Construction Official \_\_\_\_\_

Date \_\_\_\_\_

U.C.C. F170  
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

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2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



# CONSTRUCTION PERMIT

Date Issued 9/24/2020  
Control # C-20-01432  
Permit # 20-0953

IDENTIFICATION Block: 7701 Lot: 10 Qualifier \_\_\_\_\_  
Work Site Location: 2307 HILL RD Scotch Plains Township NJ Contractor PETRO HOME SERVICES  
Address 523 RARITAN CTR PKWY EDISON NJ 08837  
Owner in Fee NURMAN, FREDDIE  
2307 HILL RD SCOTCH PLAINS NJ 07076 Telephone: (908) 229-6986  
Telephone: (908) 229-6986 Lic. No. or Bldrs. Reg. No. 19HC00742500 13VH03882400  
Federal Employee No. 208048384

Is hereby granted permission to perform the following work:

- ☐ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT  
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION  
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☒ OTHER

DESCRIPTION OF WORK:

FURNACE

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 \$5,500

*[Signature]*  
Construction Official

Date

U.C.C. F170  
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

## PAYMENTS (Office Use Only)

|                  |             |
|------------------|-------------|
| Building         | \$0         |
| Electrical       | \$100       |
| Plumbing         | \$0         |
| Fire Protection  | \$0         |
| Elevator Devices | \$0         |
| Other            | \$150.00    |
| DCA Training Fee | \$10        |
| CO Fee           |             |
| Other            | \$0         |
| Total            | \$260       |
| Check No.        | 25104       |
| Cash             | \$0         |
| Credit           | \$0         |
| Collected By     | Sara Ewaska |

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

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Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

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If you do not understand any of this information, please ask.