

Department:

Build
Fire
Health
Revenue
Prop. Mnt.

TOWNSHIP OF WAYNE
OFFICE OF THE TOWNSHIP CLERK
475 Valley Road
Wayne, New Jersey 07470
Fax: 973-709-1524
Email: opra@waynetownship.com

OPRA No. **19-479**

Date Due:

Apr. 17

Planning & Zoning - Violations

REQUEST FOR PUBLIC RECORDS

A request for access to or for a copy of Public Records should be submitted on this form to the Office of the Township Clerk

FOR MUNICIPAL USE ONLY

Date Received: **4/8/19**

Date of Response: _____

SEE INFORMATION ON REVERSE SIDE
(Applicant Must Sign On Reverse Side)

Name: **Alicia Jones**

Mailing Address: _____

City/State/Zip: _____

Telephone (Day): _____

Fax: _____

Email: **opra+request-4857-c3abc358@requests.operamachine.com**

Preferred Delivery:

Pick up ☐

US Mail ☐

Fax ☐

Email ☐

On-Site Inspection ☐

NOTE: Depending on the request, some delivery options may not be available. If US Mail is selected the requestor is responsible for postage.

Information Requested: Please be sure to specifically identify the records you are seeking. An overly broad request will be returned to you for clarification causing delays and/or possible denial of your request.

See att.

Information on a Specific Property:

Address _____

Block _____

Lot _____

Merza, Donna

From: Margiotta, Paul
Sent: Monday, April 08, 2019 2:43 PM
To: Merza, Donna
Subject: FW: OPRA request - All open/closed construction permits and/or violation from 1/2000 to present

Please process the attached/below OPRA and forward to appropriate department(s)

Paul

Paul V. Margiotta, RMC, CMC, MMC
Township Clerk
Township of Wayne - New Jersey
OFFICE OF THE TOWNSHIP CLERK

Follow us on the Web, Facebook and Twitter

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

From: Alicia Jones [mailto:opra+request-4857-e3abc358@requests.opramachine.com]
Sent: Monday, April 08, 2019 12:34 PM
To: Margiotta, Paul <margiottap@waynetownship.com>
Subject: OPRA request - All open/closed construction permits and/or violation from 1/2000 to present

Dear Wayne 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: I am requesting an OPRA asking for all open/closed construction permits, violations or liens for this property/properties from 1/2000 to present. Also, I would like to know information regarding the presence of an underground oil tank, if applicable, including permits, remediation report, environmental reports, and surveys showing underground oil tank location.

88 Green Knoll Dr
BLOCK 44047 LOT 9

Yours faithfully,

Alicia Jones

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

opra+request-4857-e3abc358@requests.opramachine.com

OPRA Request No.: 19-479

Requestor: JONES

Records Requested: See attached

The table below identifies the records that are being denied in whole or in part that are responsive to your request, as well as the legal basis for each denial, as is required by N.J.S.A. 47:1A-6.

List of all records provided, with redactions, or <u>denied in their entirety</u>. BATES NUMBER	If records are <u>disclosed with redactions</u>, give a general nature description of the redactions.	If records were <u>denied in their entirety</u>, give a general nature description of the record.	List the legal explanation and/or statutory citation for the denial of access to records in their <u>entirety</u> or <u>with redactions</u>.
006	Telephone;		N.J.S.A. 47:1A-1.1; Preservation of Privacy Interest;
013	Telephone;		N.J.S.A. 47:1A-1.1; Preservation of Privacy Interest;

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Board to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County. Your request is now considered closed.



Township of Wayne
Code Enforcement
475 Valley Road
Wayne NJ 07470
(973)-694-1800

OPRA 19-479 WAYNE 001

NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION

Reference Number: 1009067	Notice Date: 11/07/2016	Comply Date: 11/17/2016
Name: TREFFINGER, H LEE	Block: 4407	Lot : 9 Qual : WARR
Address: 88 GREEN KNOLLS DR WAYNE, NJ 07470	Site Address:	88 GREEN KNOLLS DR WAYNE
Phone:		

Please be advised that the above subject referenced property has been found to be in violation of the Property Maintenance/Township of Wayne Land Development Ordinance (Zoning Code). The violations are detailed and listed below.

(SEE ATTACHED SHEET(S) FOR STATUTORY REFERENCE)

You are hereby directed to abate the violations occurring on the subject property by the compliance date noted above. Failure to abate the violation prior to the compliance date will result in the issuance of a summons requiring a court appearance in municipal court and may subject you to substantial fines and penalties.

RIGHT TO APPEAL

You have a right to appeal this Notice of Violation to the Wayne Township Board of Adjustment if a Zoning Violation, or to the Construction Board of Appeals if a Property Maintenance Violation. Please contact the undersigned for details concerning administrative procedures concerning appeals. Once a summons is issued, this appeal process is no longer available to you and the matter will be adjudicated in court.

If you have any questions or concerns please contact the undersigned during normal business hours: 8:30am- 4:30pm, Monday through Friday.

Township of Wayne
Code Enforcement
475 Valley Road
Wayne, NJ 07470
973-694-1800

All notices are sent regular mail and certified as noted below.

Sincerely,

Roniqua L Matthews

Roniqua Matthews X3275 matthewsr@waynetownship.com
Sent By Certified Mail : 70151730000027973402

Date

11/7/16

- Warrant Status

List Of Violations

April 17, 2019

Reference No.: 1009067

Violation No.	Violation Comments	Violation Description
Violation Date		
302.4 11/07/2016	ALL HIGH WEEDS AND GRASS SHALL BE CUT AND MAINTAINED AT ALL TIMES.	PM-302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. This shall include entire premise including area between sidewalk and curb if applicable. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
302.4-cont. 11/07/2016		PM-302.4-Continuation- WEEDS-Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, and duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.
302.8 11/07/2016	INOPERATIVE VEHICLE SHALL BE REMOVED FROM PREMISE.	PM-302.8 Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



Township of Wayne
Code Enforcement
475 Valley Road
Wayne NJ 07470
(973)-694-1800

OPRA 19-479 WAYNE 003

**NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION**

Reference Number: 1005344	Notice Date: 07/25/2013	Comply Date: 08/04/2013
Name: TREFFINGER, H LEE	Block: 4407	Lot : 9 Qual : WARRANT
Address: 88 GREEN KNOLLS DR WAYNE, NJ 07470	Site Address:	88 GREEN KNOLLS DR WAYNE
Phone:		

Please be advised that the above subject referenced property has been found to be in violation of the Property Maintenance/Township of Wayne Land Development Ordinance (Zoning Code). The violations are detailed and listed below.

(SEE ATTACHED SHEET(S) FOR STATUTORY REFERENCE)

You are hereby directed to abate the violations occurring on the subject property by the compliance date noted above. Failure to abate the violation prior to the compliance date will result in the issuance of a summons requiring a court appearance in municipal court and may subject you to substantial fines and penalties.

RIGHT TO APPEAL

You have a right to appeal this Notice of Violation to the Wayne Township Board of Adjustment if a Zoning Violation, or to the Construction Board of Appeals if a Property Maintenance Violation. Please contact the undersigned for details concerning administrative procedures concerning appeals. Once a summons is issued, this appeal process is no longer available to you and the matter will be adjudicated in court.

If you have any questions or concerns please contact the undersigned during normal business hours: 8:30am- 4:30pm, Monday through Friday.

Township of Wayne
Code Enforcement
475 Valley Road
Wayne, NJ 07470
973-694-1800

All notices are sent regular mail and certified as noted below.

Sincerely,

Lynda Ladd (RM)
Lynda Ladd
Sent By Certified Mail : 70123460000120611349

Date

7/25/13

- warrant status

List Of Violations

April 17, 2019

Reference No.: 1005344

Violation No.	Violation Comments	Violation Description
Violation Date		
103.4		PM-103.4 Liability: The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.
07/25/2013		Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.
108.1.2		PM-108.1.2 Unsafe equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
07/25/2013		
301.1		PM-301.1 Scope: The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
07/25/2013		
301.3		PM-301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
07/25/2013		
302.1		PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
07/25/2013		

302.4 07/25/2013	PM-302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. This shall include entire premise including area between sidewalk and curb if applicable. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
302.8 07/25/2013	PM-302.8 Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
304.1 07/25/2013	PM-304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 07/25/2013	PM-304.13 Window, skylight and door frames: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



Township of Wayne
Code Enforcement
475 Valley Road
Wayne NJ 07470
(973)-694-1800

OPRA 19-479 WAYNE 006

NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION

Reference Number: 1002993	Notice Date: 11/11/2010	Comply Date: 11/21/2010
Name: TREFFINGER, H LEE	Block: 4407	Lot : 9 Qual :
Address: 88 GREEN KNOLLS DR WAYNE, NJ 07470	Site Address:	88 GREEN KNOLLS DR WAYNE
Phone: [REDACTED]		

Please be advised that the above subject referenced property has been found to be in violation of the Property Maintenance/Township of Wayne Land Development Ordinance (Zoning Code). The violations are detailed and listed below.

(SEE ATTACHED SHEET(S) FOR STATUTORY REFERENCE)

You are hereby directed to abate the violations occurring on the subject property by the compliance date noted above. Failure to abate the violation prior to the compliance date will result in the issuance of a summons requiring a court appearance in municipal court and may subject you to substantial fines and penalties.

RIGHT TO APPEAL

You have a right to appeal this Notice of Violation to the Wayne Township Board of Adjustment if a Zoning Violation, or to the Construction Board of Appeals if a Property Maintenance Violation. Please contact the undersigned for details concerning administrative procedures concerning appeals. Once a summons is issued, this appeal process is no longer available to you and the matter will be adjudicated in court.

If you have any questions or concerns please contact the undersigned during normal business hours: 8:30am- 4:30pm, Monday through Friday.

Township of Wayne
Code Enforcement
475 Valley Road
Wayne, NJ 07470
973-694-1800

All notices are sent regular mail and certified as noted below.

Sincerely,

Lynda Ladd (RM)
Lynda Ladd

Sent By Certified Mail : 70091410000182272471

Date

11/11/10

Closed - 3/24/11

List Of Violations

April 17, 2019

Reference No.: 1002993

Violation No.	Violation Comments	Violation Description
Violation Date		
103.4		PM-103.4 Liability: The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.
11/11/2010		Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.
301.1		PM-301.1 Scope: The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
11/11/2010		
302.1		PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
11/11/2010		
304.1	GARAGE DOORS MUST BE PAINTED.	PM-304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
11/11/2010		

304.2
11/11/2010

PM-304.2 Protective treatment: All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.3
11/11/2010

NUMBER IS VISIBLE ON
MAILBOX BUT MUST BE
PLACED ON STRUCTURE AS
WELL

PM-304.3 Premises identification: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Art III L1
11/11/2010

ALL TRAILERS MUST BE
REMOVED FROM THE
DRIVEWAY AND PLACED
EITHER IN SIDE OR BACK
YARD OF PREMISE.

No residential driveway area shall be utilized for the storage of boats, trailers, mobile homes or other similar recreational vehicles. Such vehicles may be parked in a side or rear yard, provided that no such vehicle shall be parked closer than five (5) feet to a side yard and ten (10) feet from a rear yard.

Art III L1
11/11/2010

BOATS MUST BE REMOVED
FROM THE FRONT LAWN

No residential driveway area shall be utilized for the storage of boats, trailers, mobile homes or other similar recreational vehicles. Such vehicles may be parked in a side or rear yard, provided that no such vehicle shall be parked closer than five (5) feet to a side yard and ten (10) feet from a rear yard.



Township of Wayne
Code Enforcement
475 Valley Road
Wayne NJ 07470
(973)-694-1800

OPRA 19-479 WAYNE 009

**NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION**

Reference Number: 1001579	Notice Date: 06/10/2009	Comply Date: 06/22/2009
Name: TREFFINGER, H LEE Address: 88 GREEN KNOLLS DR WAYNE, NJ 07470	Block: 4407 Site Address: 88 GREEN KNOLLS DR WAYNE	Lot : 9 Qual : 88 GREEN KNOLLS DR WAYNE
Phone:		

Please be advised that the above subject referenced property has been found to be in violation of the Property Maintenance/Township of Wayne Land Development Ordinance (Zoning Code). The violations are detailed and listed below.

(SEE ATTACHED SHEET(S) FOR STATUTORY REFERENCE)

You are hereby directed to abate the violations occurring on the subject property by the compliance date noted above. Failure to abate the violation prior to the compliance date will result in the issuance of a summons requiring a court appearance in municipal court and may subject you to substantial fines and penalties.

RIGHT TO APPEAL

You have a right to appeal this Notice of Violation to the Wayne Township Board of Adjustment if a Zoning Violation, or to the Construction Board of Appeals if a Property Maintenance Violation. Please contact the undersigned for details concerning administrative procedures concerning appeals. Once a summons is issued, this appeal process is no longer available to you and the matter will be adjudicated in court.

If you have any questions or concerns please contact the undersigned during normal business hours: 8:30am- 4:30pm, Monday through Friday.

Township of Wayne
Code Enforcement
475 Valley Road
Wayne, NJ 07470
973-694-1800

All notices are sent regular mail and certified as noted below.

Sincerely,

Lynda Ladd *em*

Lynda Ladd

Sent By Certified Mail : 70062150000194755657

Date

6/10/09

Closed - 3/29/10

List Of Violations

April 17, 2019

Reference No.: 1001579

Violation No.	Violation Comments	Violation Description
Violation Date		
101.1		PM-101.1 Title: These regulations shall be known as the Property Maintenance Code of Wayne Township, hereinafter referred to as "this code."
06/10/2009		
101.2		PM-101.2 Scope: The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.
06/10/2009		
101.3		PM-101.3 Intent: This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
06/10/2009		
103.4		PM-103.4 Liability: The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.
06/10/2009		

106.4		PM-106.4 Violation penalties: Any person who shall violate a provision of this code or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
06/10/2009		
302.1		PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
06/10/2009		
302.4	GRASS SHALL BE CUT AND MAINTAINED	PM-302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. This shall include entire premise including area between sidewalk and curb if applicable. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
06/10/2009		
302.8	IF VEHICLE UNDER TARP DOES NOT POSSESS A VALID REGISTRATION, IT MUST BE REMOVED FROM THE PREMISE. PROOF OF REGISTRATION SHALL BE SUBMITTED	PM-302.8 Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
06/10/2009		
304.3	HOUSE NUMBER MUST BE POSTED CONSPICUOUSLY ON THE STRUCTURE	PM-304.3 Premises identification: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
06/10/2009		
Art III L1	TRAILER IS NOT PERMITTED IN THE DRIVEWAY	No residential driveway area shall be utilized for the storage of boats, trailers, mobile homes or other similar recreational vehicles. Such vehicles may be parked in a side or rear yard, provided that no such vehicle shall be parked closer than five (5) feet to a side yard and ten (10) feet from a rear yard.
06/10/2009		

PM-304.2 Protective treatment: All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.



Township of Wayne
Code Enforcement
475 Valley Road
Wayne NJ 07470
(973)-694-1800

OPRA 19-479 WAYNE 013

**NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION**

Reference Number: 100363	Notice Date: 09/05/2007	Comply Date: 10/25/2007
Name: TREFFINGER, H LEE	Block: 4407	Lot : 9 Qual : Incomplete
Address: 88 GREEN KNOLLS DR WAYNE, NJ 07470	Site Address: 88 GREEN KNOLLS DR WAYNE	
Phone: [REDACTED]		

Please be advised that the above subject referenced property has been found to be in violation of the Property Maintenance/Township of Wayne Land Development Ordinance (Zoning Code). The violations are detailed and listed below.

(SEE ATTACHED SHEET(S) FOR STATUTORY REFERENCE)

You are hereby directed to abate the violations occurring on the subject property by the compliance date noted above. Failure to abate the violation prior to the compliance date will result in the issuance of a summons requiring a court appearance in municipal court and may subject you to substantial fines and penalties.

RIGHT TO APPEAL

You have a right to appeal this Notice of Violation to the Wayne Township Board of Adjustment if a Zoning Violation, or to the Construction Board of Appeals if a Property Maintenance Violation. Please contact the undersigned for details concerning administrative procedures concerning appeals. Once a summons is issued, this appeal process is no longer available to you and the matter will be adjudicated in court.

If you have any questions or concerns please contact the undersigned during normal business hours: 8:30am- 4:30pm, Monday through Friday.

Township of Wayne
Code Enforcement
475 Valley Road
Wayne, NJ 07470
973-694-1800

All notices are sent regular mail and certified as noted below.

Sincerely,

Lynda Ladd (signature)
Lynda Ladd

Sent By Certified Mail : 70060100000234138526

Date

9/5/07

Closed - 11/9/08

List Of Violations

April 17, 2019

Reference No.: 100363

Violation No.	Violation Comments	Violation Description
Violation Date		
101.02 09/05/2007		PM-101.2 Scope: This code is to protect the public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; fixing the responsibility of owners, operators and occupants; regulating the occupancy of existing structures and premises, and providing for administration, enforcement and penalties.
105.02 09/05/2007		PM-105.2 Notices and orders: The code official shall issue all necessary notices or orders to ensure compliance with the code.
106.02 09/05/2007		PM-106.2 Penalty: Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not less than \$100 nor more than \$1000 or imprisonment for a term not to exceed 30 days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
107.01 09/05/2007		PM-107.1 Notice to owner or to person or persons responsible: Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in Sections PM-107.2 and PM-107.3. Notices for condemnation procedures shall also comply with Section PM-108.3.
107.02 09/05/2007		PM-107.2 Form: Such notice prescribed in Section PM-107.1 shall: 1. Be in writing; 2. Include a description of the real estate sufficient for identification; 3. Include a statement of the reason or reasons why the notice is being issued; and 4. Include a correction order allowing a reasonable time for the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.

107.03		PM-107.3 Method of service: Such notice shall be deemed to be properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner or agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
111.01		PM-111.1 Application for appeal: Any person affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.
303.01	Logs and wood shall be piled neatly in rear yard.	PM-303.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
304.02	Exterior of home is not painted nor sided, raw wood must be addressed.	PM-304.2 Exterior painting: All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
304.03	Street number is not visible on the premise.	PM-304.3 Street numbers: Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in arabic numerals at least 3 inches (76 mm) high and 1/2-inch (13 mm) stroke.
304.07	Premise does not have any leaders nor gutters. Must be installed to prevent dampness or deterioration.	PM-304.7 Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
304.14	Window and door frames shall be sanded and painted.	PM-304.14 Window and door frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

09/05/2007

PM-303.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

LIST OF APPLICATIONS

Site Address 88 GREEN

April, 15 2019 3:16:40PM

Control No	App Date	Perno	Site Address	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	All Wvd	Block	Lot	Qual	Description
Owner name					Owner Address						Use Grp		
CUFT	SQFT	Bldg	Elec	Fire	Plumb	Elev	Mech	BFee	EFee	Pfee	Elev Fee	Mfee	Tr Fee
Cost Const	Alt Const	Cost Demol		CO Date	CA Date		Cfee	Badm	EAdm	PADM	Vadm	MAdm	Alt Fee
App Type								Hfee	Gfee		TFee	Sfee	DCA Min.
106837	09/24/2018	0		0						4407	9		TANK REMOVAL
US BANK TRUST NA TRUSTEE		88 GREEN KNOLLS DR			13801 WIRELESS WAY						R-5		
0.00	0.00			Yes				\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 1500.00	\$ 0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P							\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$203.00
106838	09/24/2018	20182191		09/28/2018	0					4407	9		REMOVE UST
US BANK TRUST NA TRUSTEE		88 GREEN KNOLLS DR			13801 WIRELESS WAY						R-5		
0.00	0.00			Yes				\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 0.00	\$ 1500.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P							\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$200.00

FIRE SUBCODE TECHNICAL SECTION

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block: 4407 Lot: 2 Qualification Code: _____

Work Site Location: 88 GREEN KNOLLS DR

Owner Details

Owner in Fee: US BANK TRUST NA TRUSTEE

Address: 13801 WIRELESS WAY

OKLAHOMA CITY OK 73134

Telephone: 0

E-mail: _____

Contractor Details

Contractor: DOVER ENVIRONMENTAL SCIENCES

ATTN: 311 E. BLACKWELL STREET

Address: DOVER NJ -

Telephone: (973) 328-1909 Fax: (973) 328-0727

E-mail: _____

Home Improvement Registration No. or Exemption Reason: _____

Fire/Security Alarm Contractor No.: _____

Fire Protection Equipment, NJ Div of Fire Safety Installer No.: _____

Fire Protection Equipment, NJ Div of Fire Safety Permit No.: _____

Federal Emp. No.: 26-3798217

License No.: _____

Exp. Date: _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present R-5 Proposed _____

Constr. Class: Present Proposed _____

Heating Systems: [] New or [] Mod. to Existing

or [] Conversion or [] Replacement or [] HVAC

Fuel Type: [] Gas [] Oil [] Electric [] Solar

[] Other

Fire Alarm System: [] New or [] Existing

Location of Panel: _____

Fire Suppression/Standpipe System: _____

[] New or [] Existing

Location of Main Control Valve: _____

Location: _____

Fuel Storage Tanks:

Type: [] Flammable or [] Combustible [] LPG [] LNG Capacity Fuel

1. New: \$0.00 2. Rehabilitation: \$0.00 3. Demolition: \$1,500.00

Total Cost of Fire Protection (1+2+3) Work: \$1,500.00

JOB SUMMARY (Office Use Only)**PLAN REVIEW**

[] No Plans Required

[] Partial-Underslab Utilities Approved

Date: _____ Approved by: _____

Fire Protection Plans Approved

Date: _____ Approved by: _____

Joint Plan Review Required:

[] Bldg. [] Elec.

[] Plumbing [] Elevator

SUBCODE APPROVAL for PERMIT

Date: _____

Approved by: _____

SUBCODE APPROVAL for CERTIFICATE

[] CO [] QCO [] CA

Date: _____

Approved by: _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: _____

[] Certified Contractor [] Exempt Applicant

D. TECHNICAL SITE DATA**DESCRIPTION OF WORK:**

REMOVE UST

Water Supply Source

Method of Alarm/Suppression System Supervision

FEE (Office Use Only)

NUMBER

Flammable/Combustible Tanks

Alarm Systems

[] System

[] 110v Interconnected

[] CO Detectors/110v

Alarm Devices(i.e., smoke, heat, pulls, water/flow)

Supervisory Devices(i.e., tampers, low/high air)

Signaling Devices(i.e., horns/strobes, bells)

Other Devices:

TOTAL

Suppression Systems

Fire Pump GPM Type

Dry Pipe/Alarm Valves

Pre-action Valves

Sprinkler Heads(Dry and Wet)

Standpipes

Pre-Engineered Systems

Wet Chemical

Dry Chemical

CO2 Suppression

Foam Suppression

FM200 Suppression

Other:

Other Systems

Kitchen Hood Exhaust System

Smoke Control System

Fuel-Fired Appliances [] Gas [] Oil [] Solid

Fireplace Venting/Metal Chimney

Other:

Administrative Surcharge

Minimum Fee

State Permit Surcharge Fee

TOTAL FEE \$200.00

E
Tax Account Maintenance

Block: 14407

Lot: 9

Qualifier:

Notes Exist

Owner: US BANK TRUST NA TRUSTEE % RESICAP

Prop Loc: 88 GREEN KNOLLS DR Account Id: 00017718

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Total Municipal Charges									
		Liens	Sp Charges	Utility					
Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents			
13-00170	Outside	12/04/13	Redeemed	621.06	12.00	.00			
10-00370	Outside	06/16/10	Redeemed	426.54	55.00	.00			
Total		Redeemed	Count: 2	1,047.50	67.00	.00			