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OPRA request - Any and All building permits (opened or closed) blueprint's, plans, architectural drawings, schematics for the structure located at 1161 Chestnut Street, Elizabeth NJ 07201-1050

Glenn L. Cavanagh, Esq <opra+request-62746-f106c80f@requests.opramachine.com>

Wed 6/12/2024 3:42 PM

To: Yolanda M. Roberts <yroberts@elizabethnj.org>

*** CAUTION ***

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Dear Elizabeth City,

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:

Any and All building permits (opened or closed) blueprint's, plans, architectural drawings, schematics for the structure located at 1161 Chestnut Street, Elizabeth NJ 07201-1050

Yours faithfully,

Glenn L. Cavanagh, Esq.
Attorney at Law

RECEIVED

JUN 14 2024

CITY CLERK'S OFFICE

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-62746-f106c80f@requests.opramachine.com

Is yroberts@elizabethnj.org the wrong address for OPRA requests to Elizabeth City? If so, please contact us using this form:

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

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/any_and_all_building_permits_op

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.

DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: Joanna Ortiz, Clerk 2
FROM: Antoinette Mazza, Administrative Clerk
DATE: June 17, 2024
SUBJECT: 1161 Chestnut Street

We are in receipt of a Request for Government Records from your office for the above referenced property. The Department of Public Works conducted a search of its files. This search proved unsuccessful in that we have no information relative to the property in question with regard to the documents requested.

If you require any further assistance or have any questions, please feel free to call me at extension 4101.

INTEROFFICE MEMO

TO: Joanna Ortiz, Clerk 2

FROM: Morgan Scott, Clerk 1
Office of Planning Board, & Zoning Board of Adjustment

DATE: June 18th, 2024

SUBJECT: REQUEST FOR GOVERNMENT RECORDS

By: Glenn L. Cavanagh, 1161 Chestnut Street

M - S -

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In answer to your request, which was received by this office on June 14th, 2024. There are records in this office for the above-mentioned address. I am enclosing the signed zoning review. If there any further questions Glenn L. Cavanagh, may come in and discuss the file, any time Monday through Friday, 9:00a.m. to 4:00p.m., in the Office of Planning and Zoning Boards, in room 404.

Cc: Eduardo J. Rodriguez, Director Planning & Community Development
Bridget S. Zellner, Business Administrator
William. Holzapfel, Esq., City Attorney
File

RESOLUTION
City of Elizabeth
Planning Board
In the Matter of 1159 Chestnut Street LLC
Application No. P-22-17
Decided on January 18, 2018
Memorialized on February 1, 2018
Application for Minor Subdivision Approval

WHEREAS, 1159 Chestnut Street LLC (the "Applicant") has made an application before the City of Elizabeth Planning Board (the "Planning Board") for minor subdivision approval for property known as 1159-1161 Chestnut Street, also known as Property Tax Account Number 12-238 as shown on the tax map of the City of Elizabeth, located in the C-2 Community Commercial Zone; and

WHEREAS, a public hearing was conducted on this application on January 18, 2018 after the Planning Board determined it had jurisdiction to hear this application; and

WHEREAS, the Applicant was represented by Alcides T. Andril, Esq.

NOW, THEREFORE, the Planning Board makes the following findings of fact based upon evidence presented at the aforesaid hearing, at which a record was made.

The Applicant is seeking minor subdivision approval for the property located at 1159-1161 Chestnut Street in the C-2 Community Commercial Zone. The Applicant is proposing to subdivide the property into two lots on which to construct a new two-family dwelling on each respective lot; the property has a dwelling on it that will be demolished. There are no bulk variances requested or required of the Applicant.

The one witness sworn in on behalf of the applicant was Christopher Zehnder, a licensed professional architect, engineer and planner whose credentials were accepted by the Board. He testified that the architectural design proffered by the applicant calls for alternate facades. Mr.

Zehnder proceeded to review the proposed minor subdivision and discussed in his testimony the revision to reduce the full bath to a half bath in the downstairs recreation room. He stated that the sizes of the lots and homes are on a scale that is comparable to the neighborhood. He also testified that in all material respects that the application is consistent with the Zoning Ordinance of the area and the Master Plan of the City. He stated that the Applicant would comply with the December 28, 2017 report from Harbor Consultants.

There were no members of the public expressing an interest in the application or seeking to ask any questions of the applicant or his expert witness.

NOW, THEREFORE, the Planning Board makes the following conclusions of law based upon the foregoing findings of fact. The applicant is seeking minor subdivision approval to build two new single family homes on separate lots at Broadway located in the C-2 Zone. No bulk variance relief is requested or required of the Applicant.

Based upon the application, plans, reports and testimony placed before it, the Board finds that the Applicant has met the minimum requirements of the Municipal Land Use Law, case law and City ordinances so as to grant the relief requested. Two family dwellings are a permitted use in the C-2 Zone. As testified to by Mr. Zehnder, there is more than adequate distance between the proposed homes and the existing homes on the adjacent lots. Based upon the record before the Board, granting this approval does not impose an undue burden on neighboring property owners and does not compromise the overall goals of the master plan or land use development ordinances of the City. The Board finds that the applicant has demonstrated sufficient proof that the proposed minor subdivision is consistent with the public good and the intent and purpose of the Master Plan and zoning ordinance of the City.

The benefit of providing new residential units by granting the requested relief is consistent with the Master Plan. There is no evidence before the Board of any adverse impact on surrounding properties from granting this minor subdivision. The purpose of the Municipal Land Use Law and City ordinances would be advanced by granting this application to permit the requested minor subdivision.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Elizabeth that the application of 1159 Chestnut Street LLC for minor subdivision approval relief for property located at 1159-1161 Chestnut Street approved as follows:

1. Minor subdivision of the property into two lots to construct a new two family dwelling on each respective lot is approved pursuant to N.J.S.A. 40:55D-47.

BE IT FURTHER RESOLVED by the Planning Board of the City of Elizabeth that the application approved herein is subject to the following terms and conditions.

1. The subdivision of the lot shall be implemented strictly in accordance with the plans submitted to the Planning Board and its professionals and approved by the City Planner as prepared by Zen Architectures, PA, last revised October 24, 2017, consisting of 13 sheets.
2. Certification that taxes are paid to date of approval.
3. Compliance with the Map Filing Law with regard to the subdivision approval.
4. Prior to the issuance of any construction permit, the applicant shall file with the Board and with the City construction official an affidavit verifying the applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply copy of any approvals received, including, but not limited to the following, as necessary:
 - i. Union County Planning Board approval (if required).

- ii. Somerset-Union County Soil Conservation District approval (if required).
- iii. Board of Health approval.

5. The applicant shall see to the payment of all fees, costs and escrows due or to become due. Any and all monies are to be paid within 20 days of said request by the Secretary to the Planning Board.

6. The applicant shall prepare and submit to the Planning Board for the City Engineer's review and approval legal metes and bounds descriptions of any roadway dedications, utility easements and drainage easement grants that are necessitated by this approval.

7. The applicant shall submit a signed and sealed survey reflecting the minor subdivision as approved by the Board to the City Division of Engineering. No building permit shall be issued for any structure to be constructed on the proposed lots until this survey is submitted and approved.

8. A final plat shall be prepared by a licensed land surveyor and filed in accordance with the New Jersey Map Filing Law, and copies of mylars for same shall be filed with the County of Union and the City Engineer.

9. At least seven days before any construction, a pre-construction meeting shall be held including municipal representatives, the applicant, its engineers and contractors. The meeting shall be held only after the engineer's opinion of probable cost has been submitted to the municipality for computation of engineering and inspection fees, the form of which is to be approved by the City Engineer.

10. The applicant shall comply with all recommendations contained in the reports from the City departments and the report from Harbor Consultants of December 28, 2017. The

requirements and conditions set forth in these reports are incorporated into this resolution by reference.

11. The variances granted expire nine months from the notice to the applicant of this resolution unless the applicant has commenced the approved construction of same pursuant to Section 40-80c of the Code of the City of Elizabeth.

12. The applicant shall comply with all directives of the City of Elizabeth Fire Official.

13. The applicant must post performance guarantees and inspection fees with the City of Elizabeth, as requested, prior to the beginning of any on site-construction activities.

14. The deed for each of the new homes to be constructed by the applicant shall carry a restriction prohibiting the conversion and/or occupancy of the basement areas, storage rooms or garage area as a separate studio apartment or residence.

15. The applicant shall take appropriate dust control and vermin control measures before and during the demolition work, as well as the construction of each structure on each property.

16. The approvals herein shall be subject to all other applicable rules, regulations, ordinances and statutes of the City of Elizabeth, County of Union, State of New Jersey or any other jurisdiction.

The undersigned secretary certifies the within resolution was adopted by this Board on January 18, 2018 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on February 1, 2018.


Thomas W. Urban, PB Secretary

FOR: 5
AGAINST: 0
ABSTAIN: 0

Board Member(s) Eligible to Vote: X Councilman Torres, Comm., X Gonzalez Lugo, Comm., Rodriguez, Comm., X Urban, X Vice-Chairman Shallcross, X Chairman Haas.

Memorandum

To: Joanna Ortiz, Clerk 2
From: Paloma Rodrigues-Assistant Secretary
prodrigues@elizabethnj.org
Date June 17, 2024

Re: Opra # (1005) 1161 Chestnut St

Regarding the above-mentioned property/subject see attached.

Tax Account Maintenance

[Add](#)
[Edit](#)
[Close](#)
[Details](#)
[Previous](#)
[Next](#)
[Detail](#)
[Letter](#)
[Help](#)

Notes Exit

Block 276

Lot 13.02

Qualifier:

Owner: GONZALEZ, VICTORIA

Prop Loc 1161 CHESTNUT ST

Account Id: 00020584

Tax Bill

PIR Form

TAX ABATEMENT

[General](#)
[Assessed Value](#)
[Additional](#)
[Billing](#)
[Deductions](#)
[Balance](#)
[All Charges](#)
[Add/Omit](#)
[Notes](#)

Account Type

Building Description: 2 FAMILY

Land Description: 33X128 IPR

Acres: .0006

Zoning:

Map Num:

Num of Owners: 0000

Mortgage Account 1:

Mortgage Account 2:

MODIV Account Num:

WIPP Pnt: 366325

Deed Book: 06365

Deed Page: 02258

Sale Date: 05/05/2020

Sale Price: \$40,000

Bldg Class Code: 45

Year Constructed: 2020

Assessment Code:

Historic District:

[View Map](#)

Direct Withdrawal

Bank DFL: XXXXXXXXXXXXXXXXXXXXXXX

Account Num: XXXXXXXXXXXXXXXXXXXXXXX

Type: Prenote

Tax Payer Advocate

Name:

Street 1:

Street 2:

City/St:

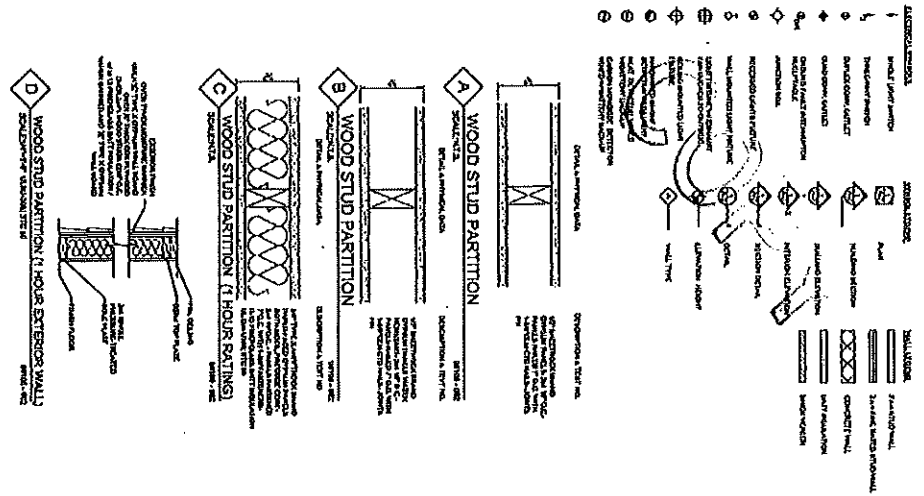
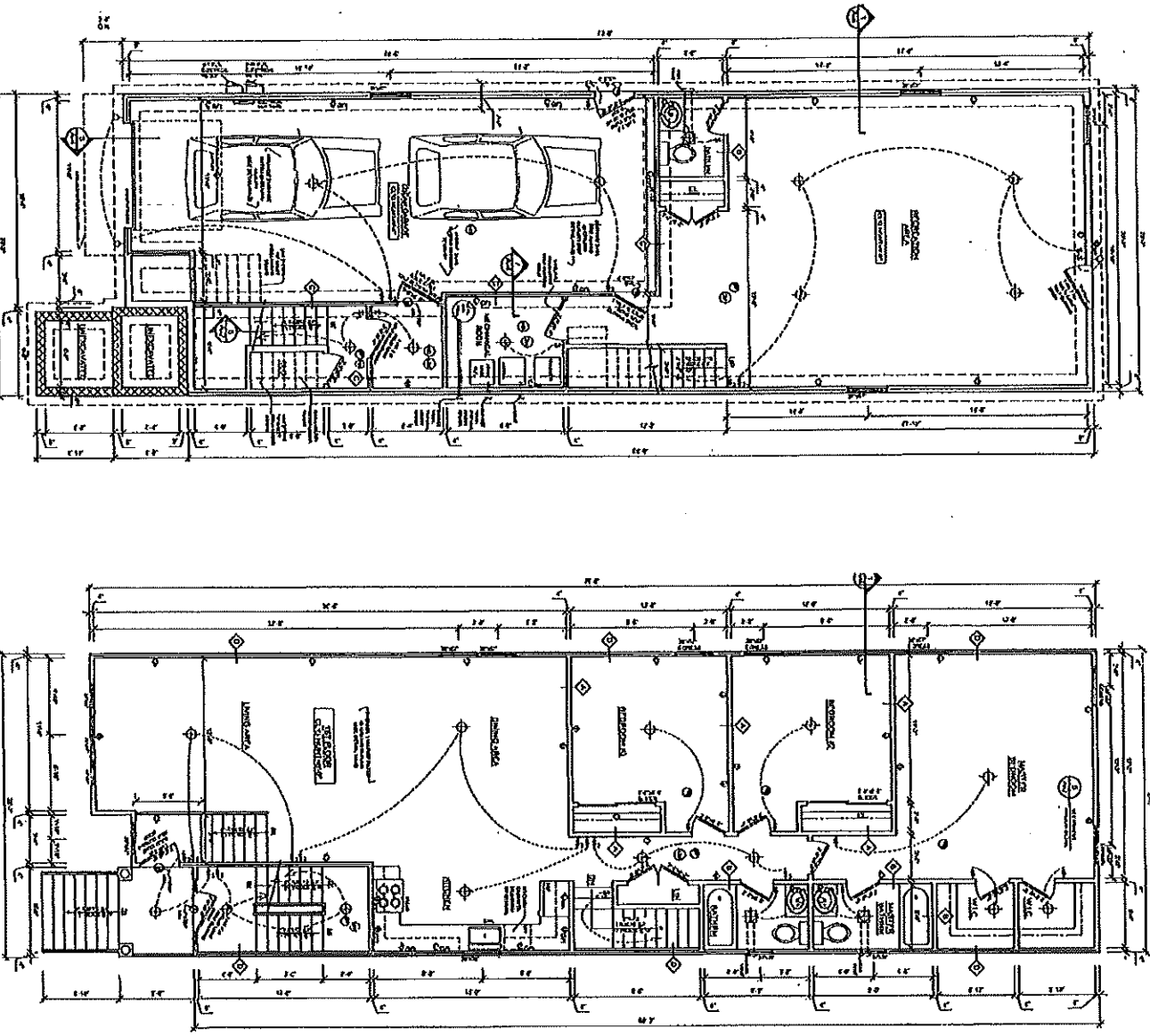
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3rd Party Notification:

1 GROUND FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

2 FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN

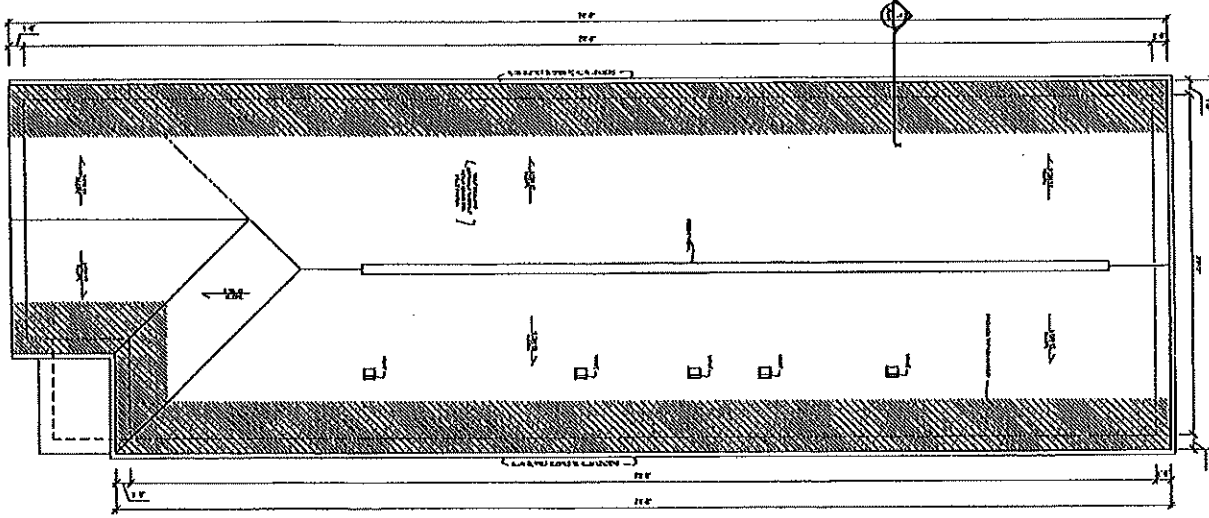
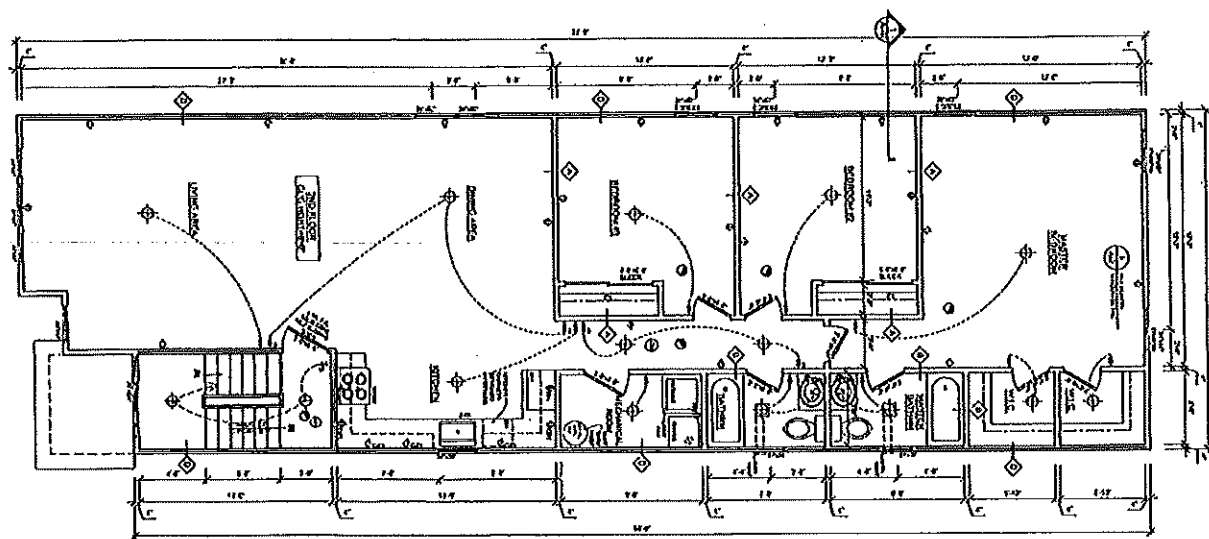
2 ROOF PLAN

3 1 HR. FLOORCEILING DETAIL

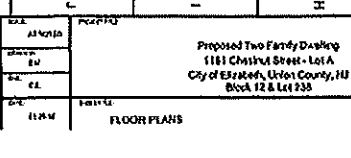
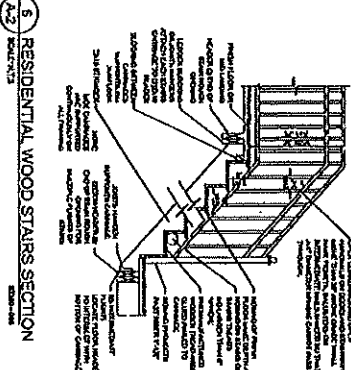
4 2 HR. FLOORCEILING DETAIL

5 EGRESS WINDOW DETAIL

6 RESIDENTIAL WOOD STAIRS SECTION

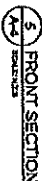


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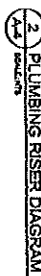




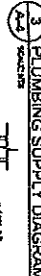
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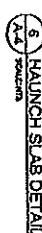
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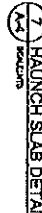
2 PLUMBING RISER DIAGRAM
A-4



3 PLUMBING SUPPLY DIAGRAM



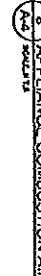
5 HAUNCH SLAB DETAIL
A-4 ROUTING



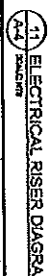
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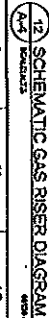
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SECRET



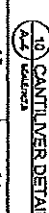
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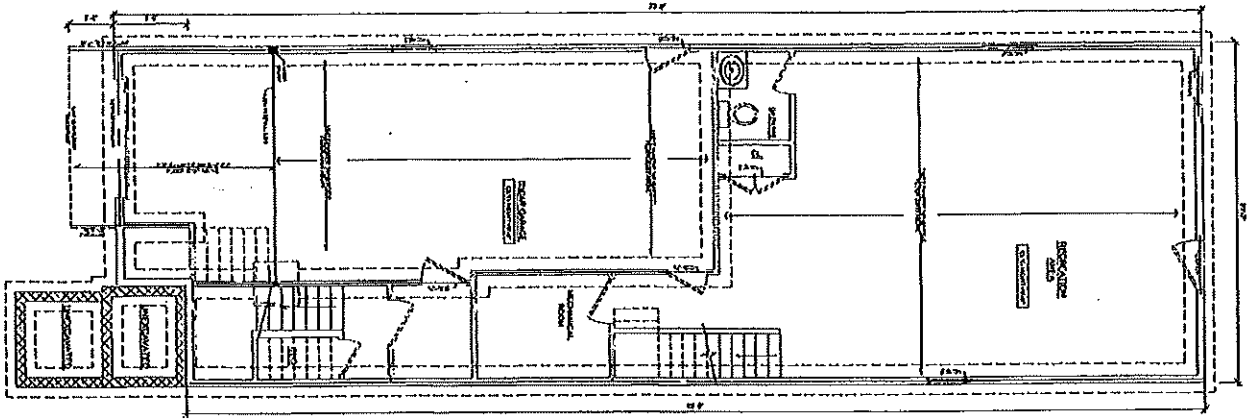
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13	RESULTS	



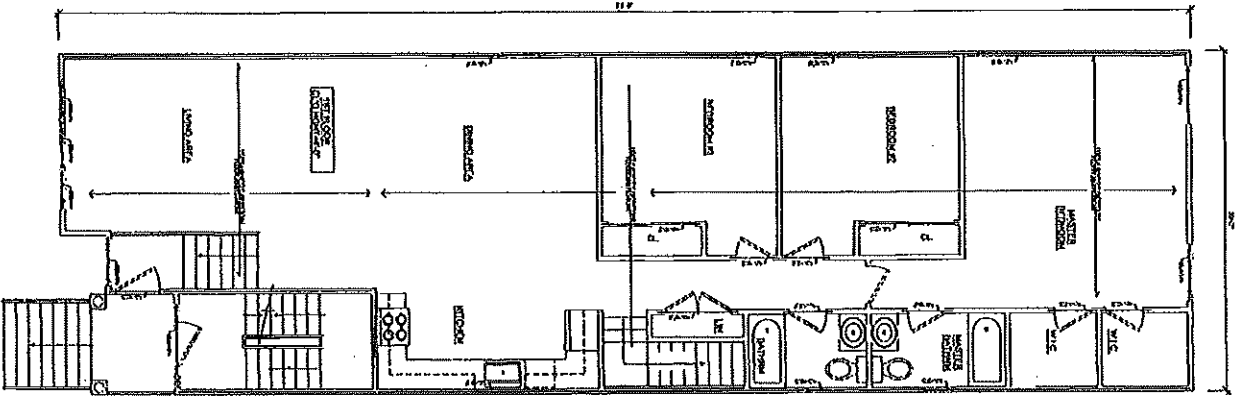
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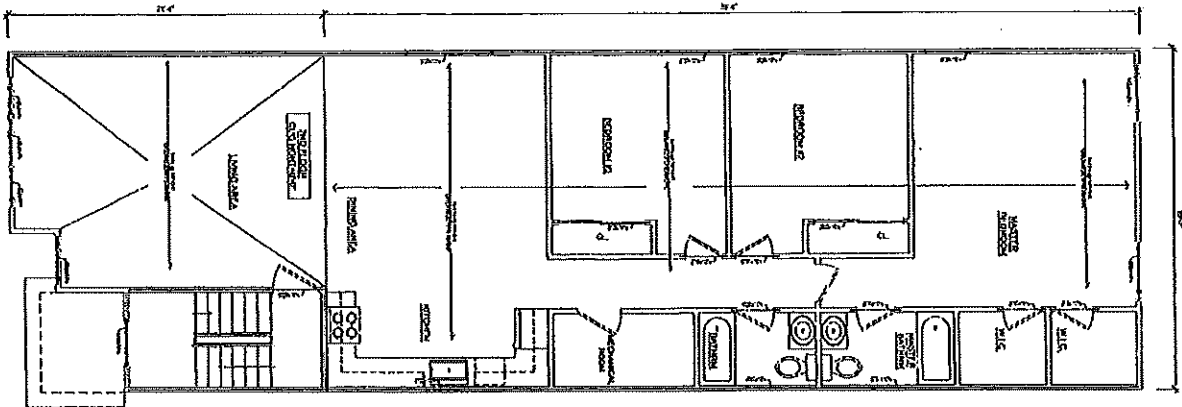
10 CANTILNER DETAIL
A-4 WALKER



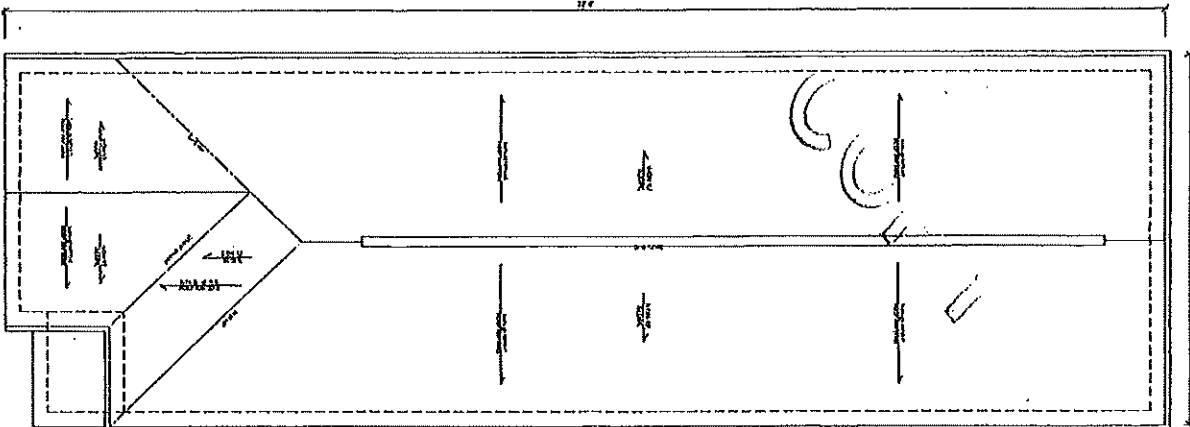
1 GROUND FLOOR FRAMING PLAN
S-1 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR FRAMING PLAN
S-1 SCALE: 1/8" = 1'-0"

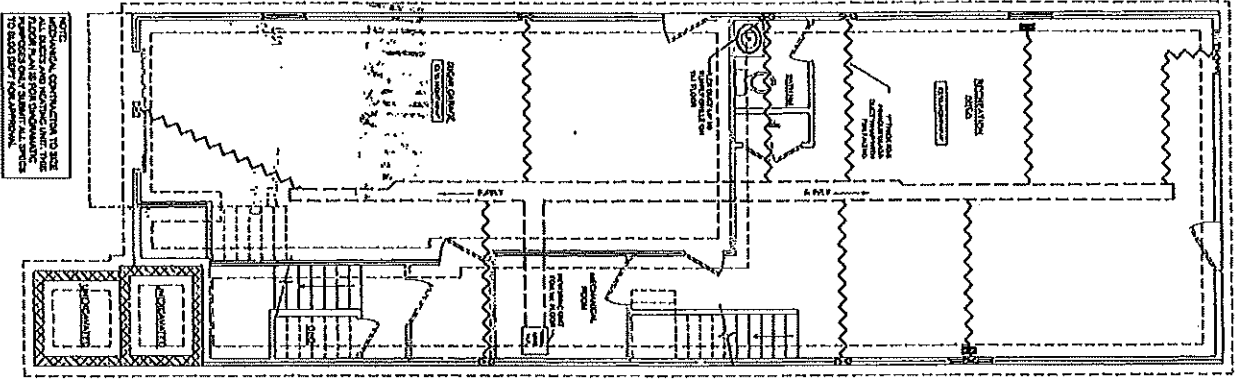


3 SECOND FLOOR FRAMING PLAN
S-1 SCALE: 1/8" = 1'-0"

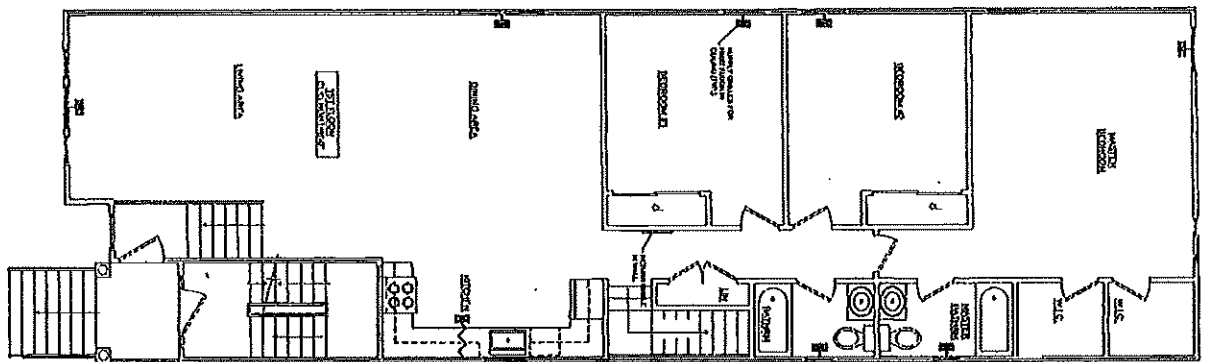


4 ROOF FRAMING PLAN
S-1 SCALE: 1/8" = 1'-0"

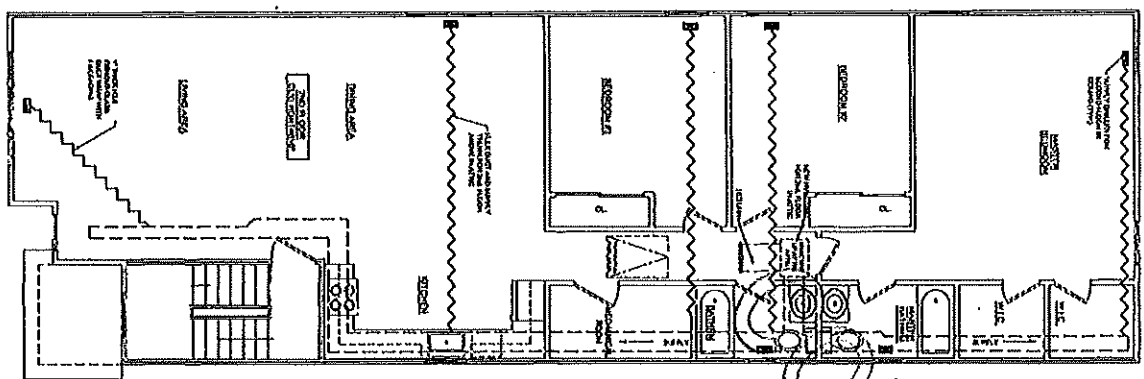
1 GROUND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



INTEROFFICE MEMORANDUM
CITY OF ELIZABETH
50 WINFIELD SCOTT PLAZA
ELIZABETH, NJ 07201

TO: JOANNA ORTIZ, CLERK 2

FROM: ESTER HASEGAWA, TAX ASSESSOR'S DEPT.

SUBJECT: REQUEST FOR GOVERNMENT RECORDS

BLOCK: 276 LOT: 13.02

ADDRESS: 1161 CHESTNUT ST
,

DATE: June 19, 2024

CC: ANTHONY ZENGARO, CFO (W/O ENCLOSURE)

OPRA # 1005

ENCLOSED IS THE INFORMATION YOU REQUESTED IN YOUR MEMORANDUM
DATED June 14, 2024 (ENCLOSED FOR YOUR REFERENCE) ON THE
SUBJECT PROPERTY. IF YOU NEED FURTHER INFORMATION, PLEASE CALL ME.

Map: ELIZABETH

Scale: 30

Notes Exist

Block
Lot

Qualifier: TAX ABATEMENT

Owner:

Prop Loc:

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Onit	Notes
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Owner Street 1: Additional Lot 1:

Street 2: Additional Lot 2:

City/St: Property Class:

Zip: Parcel Key:

County: Unpaid Interest:

Phone () - Vendor:

Email: User Msgs:

Bank Code: CORRELLOGIC Exclude from Tax Sale: ☐

Municipal Lien: ☐ Assignment: ☐ Bankruptcy: ☐ APR 2: ☐ Online Payment Restrictions:

Outside Lien: ☐ Sp Charges: ☐ Install. Plat: ☐ 

Auto-Pay: ☐

Naras Exst

Block 276
Lot 13.02

Qualifer
TAX ABATEMENT

Owner GANZALEZ, VICTORIA
Prop Loc 1161 CUESTA ST
Account Id: 00020584
Tax Bill PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Account Type
Building Description 2 FAMILY
Land Description 33X128 IFR
Acreage .0000
Zoning
Map Num
Num of Owners 2000
Mortgage Account 1:
Mortgage Account 2:
MODV Account Num:
WIPP Pnt 366325

Deed Book 05368
Deed Page 22258
Sale Date 05/05/2020
Sale Price 640,000
Bldg Class Code 49
Year Constructed 2020
Assessment Code
Historic District

Direct Withdrawal
Bank DFI:
Account Num:
Type: Prenote:

Tax Payer Advocate
Name:
Street 1:
Street 2:
City/St:
Zip:
Phone: () -

View Map
3rd Party Notifications

Notes Exist

Block 276
Lot 13.02

TAX ABATEMENT

Owner: GONZALEZ, VICTORIA
 Qualifier:
 Prop Loc: 1161 CHESTNUT ST
 Account Id: 00020584
 Tax Bill
 PTR Form

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

2023

Land Value: 10,900 Special Tax Codes
 Impr Value: 43,500 1:
 Limited Exemptions
 Code Amount
 1 U 43,500
 2 0
 3 0
 4 0
 Net Value: 10,900

2024

Land Value: 173,800 Special Tax Codes
 Impr Value: 734,900 1:
 Limited Exemptions
 Code Amount
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 3 0
 4 0
 Net Value: 173,800

Print Assessments



CITY OF ELIZABETH, NEW JERSEY

DEPARTMENT OF HEALTH AND HUMAN SERVICES

DIVISION OF HEALTH

50 Winfield Scott Plaza, Elizabeth, NJ 07201-2462

Phone: (908) 820-4052

Fax: (908) 820-4718

KRISHNAH. GARLIC

Director

J. CHRISTIAN BOLLWAGE

Mayor

MEMORANDUM

To: Joanna Ortiz, Clerk 2
From: Will Alston, Environmental/Pollution Inspector
Date: June 17, 2024
Subject: Request for government records

1161 CHESTNUT STREET

As per your request, there are no public records, documentation, and or environmental assessments pertaining to the stated address.



ELIZABETH FIRE DEPARTMENT

FIRE PREVENTION BUREAU

411 Irvington Avenue Elizabeth, NJ 07206

Office (908)820-4040 Fax (908)629-0292

OPRA REQUEST COVER SHEET

06/17/2024

OPRA REQUEST #: 1005

ADDRESS: 1161 CHESTNUT STREET

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I am unable to locate the records of the requested items.

☐

I have located records of the requested items and they have been added to this document.



Interoffice Memorandum **CITY OF ELIZABETH**

Department of Public Works DIVISION OF ENGINEERING

50 WINFIELD SCOTT PLAZA, ELIZABETH, NJ 07201

DATE: June 17, 2024

TO: Joanna Ortiz, Clerk 2

FROM: David Reis, Senior Engineering Aide

SUBJECT: **REQUEST FOR GOVERNMENT RECORDS**
1161 Chestnut Street
OPRA 1005

We are in receipt of a Request for Government Records from your office for Glenn L. Cavanagh, that was received on Friday, June 14, 2024, for the above referenced property. The Division of Engineering conducted a search of its files for the referenced site. This search proved unsuccessful in that we have no available information relative to the property in question with regard to the documents requested. Engineering does not keep records of building permits.

If you require any further assistance or have any questions, please feel free to call me at extension 4736.

DR: dr

cc: John F. Papetti Jr., Director of Public Works
Daniel J. Loomis, PE, City Engineer
File