

B/Z
HOUSING

MITCH, JOHN

From: Steven Buttitta <opra+request-83655-9cd746fd@requests.opramachine.com>
Sent: Sunday, November 23, 2025 1:22 PM
To: MITCH, JOHN
Subject: [EXTERNAL] OPRA request - Building / Zoning Violations and Information

Dear Woodbridge Township,

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.

All permits attached for your review
No open violations
Available C/O's attached

Records requested:

Alas is a consulting firm currently conducting a Property Condition Assessment of the referenced facility. Through the Freedom of Information Act, we request your assistance by providing us with written information concerning the site and building(s) at the referenced property.

records

51 New Brunswick Ave

Hopelawn, NJ 08861

OPRA Tracking #: 16732
Received Date: 11-24-25
Est'd. Ready Date: 12-4-25
Completed By: Samantha K...
Date Completed: 12/1/25

-- Requesting the Certificate of Occupancy for the referenced address.

-- Requesting any available outstanding building permits for the attached referenced property, if any. Historical building permits, which have been closed, are NOT requested. The information that we need will also include date original of construction of the facility.

-- Requesting copies of current, unresolved building code violations at the property. Copies of historic resolved violations are not requested.

-- Requesting copies of current, unresolved zoning code violations at the property. Copies of historic resolved violations are not requested. We are NOT requesting a zoning verification

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,

Steven Buttitta

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

opra+request-83655-9cd746fd@requests.opramachine.com

Is john.mitch@twp.woodbridge.nj.us the wrong address for OPRA requests to Woodbridge Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=woodbridge_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/building_zoning_violations_and_i

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."

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



1. Permits

(All Data, Location Address Like '51 new bruns' - 22 records)

Permit Number	Permit Issue Date	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Location City	Work Description	Work Description Comments	Close Date
20232762	09/13/2023	51 NEW BRUNSWICK AVE	20	1.014	08/29/2023	Closed with Date	B	HOPELAWN	SIGN INSTALLATION	FACADE SIGN (R.A.S. LOGISTICS)	10/10/2023
20232602+A	09/01/2023	51 NEW BRUNSWICK AVE	20	1.014	09/01/2023	Closed with Date	E	HOPELAWN	CHANGE OF CONTRACTOR	: ELECTRICAL (RASLOGISTICS)	09/28/2023
20232602	08/28/2023	51 NEW BRUNSWICK AVE	20	1.014	08/03/2023	CO and Close Date Issued	B E F P	HOPELAWN	NEW TENANT TENANT FIT OUT	(RASLOGISTICS)	10/06/2023
20221844+D	12/15/2022	51 NEW BRUNSWICK AVE	20	1.014	12/06/2022	Closed with Date	B	HOPELAWN	SIGN INSTALLATION		08/11/2023
20221844+C	10/21/2022	51 NEW BRUNSWICK AVE	20	1.014	10/19/2022	Closed with Date	B E	HOPELAWN	LIGHTING FIXTURES REVISIONS	: (BUILDING)	08/11/2023
20221844+B	09/20/2022	51 NEW BRUNSWICK AVE	20	1.014	09/12/2022	Closed with Date	E F	HOPELAWN	F.A.C. PANEL UPDATE		08/11/2023
20222338	08/09/2022	51 NEW BRUNSWICK AVE	20	1.014	07/22/2022	Open	B	HOPELAWN	ALTERATIONS:	CONSTRUCT RETAINING WALLS	
20221844+A	08/02/2022	51 NEW BRUNSWICK AVE	20	1.014	07/26/2022	Closed with Date	F	HOPELAWN		TAMPERS, BELLS, FIRE PUMP	08/11/2023
20221844	06/28/2022	51 NEW BRUNSWICK AVE	20	1.014	04/05/2022	CO and Close Date Issued	B P E F M	HOPELAWN	COMMERCIAL BUILDING/IBC	NEW COMMERCIAL BUILDING (NEW WAREHOUSE WITH SITE IMPROVEMENTS)	08/14/2023
20221507	05/27/2022	51 NEW BRUNSWICK AVE	20	1.014	05/11/2022	Closed with Date	B P	HOPELAWN	DEMOLITION OF COMMERCIAL BUILDING	/ CAP EXISTING SEWER LATERAL	06/23/2022
20220641	03/09/2022	51 NEW BRUNSWICK AVE	20	11	02/04/2022	Closed with Date	E	HOPELAWN		Alterations: Temporary construction trailer	04/18/2022
20162120	06/24/2016	251 NEW BRUNSWICK AVE	31.01	66.01	12/15/2015	Open	B E	FORDS		Alterations- New Tenant- (Fuel 4 Gas Station) Reface Existing Signs- Digital Price Points	
20142769	08/29/2014	51 NEW BRUNSWICK AVE	20	11	08/28/2014	Open	F	HOPELAWN		Tank Removal- 3000 gallon UST	
20142131	07/18/2014	51 NEW BRUNSWICK AVE	20	11	07/18/2014	Open	F	HOPELAWN		Tank Removal 3000 gallon	
20141492	06/28/2014	251 NEW BRUNSWICK AVE	31.01	66.01	06/19/2014	Open	E	FORDS		Burglar Alarm System- (EXXON GAS STATION)	
20141045	04/28/2014	51 NEW BRUNSWICK AVE	20	1.014	04/25/2014	Closed with Date	E	HOPELAWN		Alterations- 3 Receptacles, 100 amp temporary service	08/07/2014



1. Permits

(All Data, Location Address Like '51 new brunswick' - 22 records)

Permit Number	Permit Issue Date	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Location City	Work Description	Work Description Comments	Close Date
20073047	08/28/2007	251 NEW BRUNSWICK AVE	031-1	65-1	08/09/2007	Open	B	FORDS	Alterations- Repair retaining wall (Exxon Gas Station/ Convenience Store)		
20071492	05/10/2007	51 NEW BRUNSWICK AVE	20	1.014	05/03/2007	Open	E	HOPELAWN	Burglar Alarm System- 4 alarm devices- (Rear Bldg- Fleet Repair)		
20024065	12/13/2002	251 New Brunswick Ave	031-1	66-1	12/12/2002	Open	B-E-F	Fords	Non Room Addition- Re-construct pump island & canopy- **EXXON GASOLINE & Convenience Store**		
20023127	10/02/2002	51 New Brunswick Ave	20	1.014	10/02/2002	Closed with Date	F	HOPELAWN	Tank Installation- 275 gallon tank		10/23/2002
20021597	05/31/2002	251 NEW BRUNSWICK AVE	031-1	65-1	05/29/2002	Closed with Date	B-E-F	FORDS	Alterations- Sign Replacements- Pylon Canopy- 1d Gasoline Service Station/ Convenience Store		07/25/2002
49982787	10/05/1998	251 NEW BRUNSWICK AVE	031-1	68-1	10/05/1998	Open	B	FORDS	42M SATELLITE ANTENNA		
Grand Totals											

**INSPECTION REPORT
CODE ENFORCEMENT AGENCY
WOODBRIIDGE, N.J.**

VARIANCE

SUB DIVISION:

Agree. No.

Date

Fire Grade

ELECT 20.00

Permit No.

Use Group

B

Type of Building 500 gallon propane tank
boiler, electrical

Estimate Cost

Occupancy Load

Location 51 New Brunswick Ave.

Live Load

Hopelawn

Temp. C. of O.

Block No. 20 Lot 11 Zone B3

Cert. of O.

Owner G. KRYSZON

Resurvey

Owner's Address same

Builder EFFICIENT AIR, same

Builder's Address

053130

DIVISION OF BUILDING REGULATIONS

No. 198

WOODBIDGE, N. J.

INSPECTION REPORT

Agree. No.

Date April 10

1967

Permit No.

198

Heating Permit No.

Type of Building Office

Plumbing Permit No.

Estimate Cost \$10,000

Location 51 New Brunswick Ave.

Cert. of Occupancy

Block No. 20 Hopelawn

Lots 1A 4

Building Completed

Owner M & G Transportation

2/6/68

Owner's Address Normandy Beach, N.J.

Tax Assessor's

Builder Designed Structures

2/6/68

Builder's Address Scotch Plains

TOWNSHIP OF WOODBRIDGE
OFFICE OF BUILDING INSPECTOR

11/5

Inspection Report		
Permit No. 959	Date Nov. 8, 1963	Cert. of Occupancy
Type of Building Addition for storage of tractors - 624'x62'x15'9"---CinderBlk.		
Estimate Cost \$9,000.		
Location 51 New Brunswick Ave.		Building Completed
Block No. Hopelawn, N.J.		2/4/64
Owner Frank Gutwein, Box 312		
Owner's Address Normandy Beach, N.J.		Tax Assessor's
Builder Chris Brems, Ford Ave.		2/5/64
Builder's Address Fords, N.J.		

INSPECTION REPORT
CODE ENFORCEMENT AGENCY

WOODBIDGE, N. J.

VARIANCE

SUB DIVISION:

Agree, No.

Date

Fire Grade

ELECT: 20.00

Permit No.

Use Group

B

Type of Building

gas pump

Bldg. Dimensions

Estimate Cost

Occupancy Load

Location

51 New Bruns. Ave.

Live Load

Block No.

Hopelawn

Temp. C. of O.

Owner

KRYSCON SHEET METAL

Cert. of O.

Owner's Address

SAME

Resurvey

Builder

MP ELECTRICAL, SAME ADDRESS

Builder's Address

Builder's Address

053130

DIVISION OF BUILDING REGULATIONS

No. 774

INSPECTION REPORT

WOODBRIDGE, N. J. VARIANCE 9/19/67

Agree. No.

Date 9/25

1967

Permit No.

774

Heating Permit No.

Type of Building Rear addition to ex building

80' x 24' x 18'

Plumbing Permit No.

Estimate Cost

\$12,000

Location

51 New Brunswick Ave

Cert. of Occupancy

Hopelawn

Block No. 20

Lots 1-A-4

Building Completed

Owner

M & G Transportation

11-14-64 DB

Owner's Address 51 New Brunswick Ave

Hopelawn

Tax Assessor's

Builder Designed Structures

4-16-69 DB

Builder's Address 1721 E 2nd St, ~~Scotch Plains~~ Scotch Plains

053130

DIVISION OF BUILDING REGULATIONS

WOODBIDGE, N. J.

No. 29

INSPECTION REPORT

Agree. No.

Date

Jan 20

1967

Permit No.

29

Type of Building New Building Addition

Terminal Only

Estimate Cost \$38,000.00

Location 51 New Brunswick Ave

Hopelawn

Block No. 20

Lots Kex 1-A-4

Owner M & G Transportation

Owner's Address 51 New Brunswick Ave.

Hopelawn

Builder Designed Structures

Builder's Address Scoth Plains

Heating Permit No.

Plumbing Permit No.

Cert. of Occupancy

Building Completed

2/6/68

Tax Assessor's

2/6/68

INSPECTION REPORT
CODE ENFORCEMENT AGENCY
WOODBIDGE, N. J.

VARIANCE

Agree. No.

Date 8/10/84

SUB DIVISION:

1063

Permit No.	1063	Use Group	B
Type of Building	replacing fuel tank	Bldg. Dimensions	
Estimate Cost		Occupancy Load	
Location	51 New Brunswick Ave.	Live Load	
	HOPELAWN	Temp. C. of O.	
Block No.	20	Lot 1A4	Zone
Owner	H. PRANG	Cert. of O.	T.C. 8/14/84
		Resurvey	
Owner's Address	SAME		
Builder	OWNER		
Builder's Address			

05 5130

DIVISION OF BUILDING REGULATIONS

WOODBIDGE, N. J.

No. 914

INSPECTION REPORT

Agree No.

Date Nov. 16

1966

Permit No.

914

Heating Permit No.

Type of Building

Demolition

Estimate Cost

unknown

Plumbing Permit No.

Location

51 New Brunswick Ave.

Cert. of Occupancy

Hopelawn

Block No.

20

Lots 1-A-4

Building Completed

Owner

Frank Gutwein

11/25/66

Owner's Address Box 312 Normandy Beach

Tax Assessor's

Builder Dkdemolisher Liberty Trucking

Builder's Address

Fords

12/2/66

DIVISION OF BUILDING REGULATIONS

No. 773

WOODBIDGE, N. J.

INSPECTION REPORT

VARIANCE 9/19/67

Agree No.

Date Sept 25

1967

Permit No.

773

Type of Building

Repair building

30' x 60' x 20'

Estimate Cost

\$14,253

Location

51 New Brunswick Ave.

Hopelawn

Block No. 20

Lots 1-A-4

Owner

M & G Transportation

Owner's Address

51 New Brunswick Ave.

Hopelawn

Builder Karabinchak Bros.

Builder's Address 50 New St, Fords

Heating Permit No.

Plumbing Permit No.

Cert of Occupancy

Building Completed

2/6/68

Tax Assessor's

2/6/68



Woodbridge Township
1 MAIN STREET
WOODBIDGE, NJ 07095

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 10/6/2023
Control Number C-23-02943
Permit Number 20232602
Permit Issue Date 8/28/2023

Certificate Number

Identification

Block: 20 Lot: 1.014 Qual:

Work Site Location: 51 NEW BRUNSWICK AVE HOPELAWN, NJ 08861

Owner in Fee: WOODMONT INDUSTRIAL NBA UR LLC

Owner Address: 100 PASSAIC AVE STE 240 FAIRFIELD NJ 07004

Telephone: (732) 496-4630

Contractor MDC ELECTRICAL CONTRACTOR, LLC

Address 54 DELANCY STREET NEWARK NJ 07105

Telephone: (973) 483-2828 Fax: (973) 483-2855

License Number or Builders Registration Number:

Federal Emp. Number: 20-583162

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:

Conditions to be met:

COPY

Home Warranty Number:

Type of Warranty Plan:

☐ State ☐ Private

Construction Classification:

Use Group: S-1

Maximum Occupancy Load:

500 Maximum Live Load: 250

Description of Work/Use:

NEW TENANT, TENANT FIT OUT (RASLOGISTICS)

Certificate Comments:

20232602+A - Alteration
CHANGE OF CONTRACTOR : ELECTRICAL (RASLOGISTICS)

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work

☐ Partial or limited time period (years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work

☐ Partial or limited time period (years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than:
or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:

Conditions to be met:

Construction Official

U.C.C. F260 (rev. 08/05)

Fee: \$113.00

Check Number: 363

Collected By: Debbie Bajek

Date Printed: 11/21/2025

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Woodbridge Township
1 MAIN STREET
WOODBIDGE, NJ 07095

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued	8/14/2023
Control Number	1121236
Permit Number	20221844
Permit Issue Date	6/28/2022

Certificate Number

Identification

Block: 20 Lot: 1.014 Qual:

Work Site Location: 51 NEW BRUNSWICK AVE HOPELAWN, NJ

Owner in Fee: WOODMONT INDUSTRIAL NBA URBAN RENOWAL, LLC

Owner Address: 100 PASSAIC AVE/ STE 240 FAIRFIELD NJ 07004

Telephone: (973) 316-9400

Contractor East Coast Fire Protection

Address 105 SHERMAN AVE RARITAN NJ 08869

Telephone: (908) 537-7380 Fax:

License Number or Builders Registration Number:

Federal Emp. Number: 22-2884265

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than or the owner will be subject to fine or order to vacate: This certificate has an expiration date of:

Conditions to be met:

COPY

Home Warranty Number:

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: Use Group: S-1

Maximum Occupancy Load: 600 Maximum Live Load: 300

Description of Work/Use: COMMERCIAL BUILDING/IBC NEW COMMERCIAL BUILDING (NEW WAREHOUSE WITH SITE IMPROVEMENTS)

Certificate Comments:

20221844+A - Alteration
TAMPERS, BELLS, FIRE PUMP
20221844+B - Alteration
F.A.C. PANEL UPDATE
20221844+C - Alteration
LIGHTING FIXTURES REVISIONS : (BUILDING)

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: or the owner will be subject to fine or order to vacate: This certificate has an expiration date of: Conditions to be met:

Construction Official

U.C.C. F260 (rev. 08/05)

Fee: \$2,706.00

Check Number: 52
Collected By: Debbie Bajek

Date Printed: 11/21/2025
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