



City of Plainfield  
515 Watchung Ave  
Plainfield, NJ 07060  
Phone: (908) 753-3386

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**Division of Inspections**

**NOTICE OF CODE VIOLATIONS**

|          |                                |               |                                          |       |
|----------|--------------------------------|---------------|------------------------------------------|-------|
| Name:    | Prime Realty Assc., LLC        | Block: 762    | Lot: 3                                   | Qual: |
| Address: | PO Box 1454<br>Brick, NJ 08723 | Site Address: | 501-15 West 7th Street<br>Plainfield, NJ |       |
|          |                                | Phone:        |                                          |       |

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|------------|-------------|--------------|---------------|
| Reference: | 2020-001251 | Notice Date: | July 20, 2020 |
| Violation: | 2020-00823  |              |               |

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Pleased be advised that a recent inspection of the above premises revealed violations. Listed below are the code violations that were found on this property. Enclosed please find the inspection report for your review.

Please abate/correct those violations on or before the Comply By Date listed below. If violations are abated/corrected within the compliance time period, you may contact the City of Plainfield to make an appointment for re-inspection.

**Please contact the Division of Inspections at (908) 753-3386 to determine whether a permit is required to correct any of the violations found in the report.**

Thank you for your kind and considerate attention to this matter.



Division of Inspections

NOTICE OF CODE VIOLATIONS

| VIOLATION LISTINGS |                |                |                             | Number of Violations Listed: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|----------------|----------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Violation Number   | Violation Date | Comply By Date | Corrected or Closed On Date | Violation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 001                | 7/20/2020      | 7/30/2020      |                             | <p><b>17:9-29 FENCES AND WALLS.</b></p> <p><b>17:9-29 FENCES AND WALLS.</b></p> <p>Fences and walls shall be permitted in all districts, but shall-be considered structures requiring an approved development permit prior to construction. Adequate surveys, plans and- details are to be submitted to the Zoning Officer in accordance with Article I in order for a determination to be made as to the proposed fence zoning conformance. Fences and walls shall be subject to the following provisions: A. Front Yards. 1. In residential zone districts, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level, and shall be constructed so that at least fifty percent (50%) thereof is nonsolid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative and retaining walls are permitted to be located in front yards in residential zone districts, provided they shall not exceed two and one half (2-1/2) feet in height, as measured from ground level. Fence posts, corners, gateways, wall piers and entryways may not exceed five (5) feet in height. 2. In nonresidential zone districts, fences and decorative walls may be erected in the front yard at or behind the front setback line extending to the rear and/or side lot lines, provided they do not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height. 3. Chain link fences shall be prohibited in front yards in all zone districts. B. Side and Rear Yards. 1. In residential zones, both solid and nonsolid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls in residential zones are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height. 2. In nonresidential zones, both decorative walls and solid or nonsolid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height. 3. Chain link fences shall be prohibited in side and rear yards of residential properties. C. Finished Exterior Side. All fences or walls shall be constructed so that the finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located. D. Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals. Chain link fences existing in front yards at the date of passage of this chapter may be continued and/or replaced. No new chain link fences are allowed in front yards. Editor's Note: This chapter was adopted December 2, 2002 by Ordinance MC 2002-29. E. Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed, either on the property upon which such is located or on any adjacent lot. Those applying for a development permit to erect a fence or decorative wall shall ensure compliance with this provision. F. Obstruction. No fence shall be constructed within any sight triangle as defined in this Article, or installed so as to constitute a hazard to traffic or public safety. G. Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the City Engineer prior to the issuance of a development permit. H. Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions. In addition, fencing required to enclose a tennis court or racquetball court shall be excepted from the above maximum height provisions. Said fence shall not exceed twelve (12) feet in height, as measured from ground level, and may not be located within a required setback area for accessory structures.</p> <p>(MC 2002-29 §17:9-29, December 2, 2002; MC 2013-13, December 9, 2013)</p> <p>Infraction: Exterior of the premises.</p> <p>Correction: Fences and walls shall be permitted in all districts, but shall-be considered structures requiring an approved development permit prior to construction. (Remove illegally installed fence in the rear of the property.)</p> |



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**NOTICE OF CODE VIOLATIONS**

*Ernest Bennett Jr.*

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Ernest Bennett, Code Enforcement Officer

PHONE: (908) 753-3386 E-MAIL: xxxxxx.xxxxxx@xxxxxxxxxxxx.xxx