



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

Division of Inspections

NOTICE OF CODE VIOLATIONS

Name: CYCLONE WEST 84, LLC. Block: 762 Lot: 3 Qual:
Address: 38 S. CENTRAL AVENUE
VALLEY STREAM, NY 11580 Site Address: 501-15 WEST 7TH STREET
PLAINFIELD, NJ
Phone:

Reference: 2023-002036 Notice Date: August 29, 2024
Violation: 2023-01544

Please 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. Upon failure to comply with this Notice, proceedings will be taken to abate said nuisance at your expense, or to recover the penalties provided by law for violation of said ordinance, or both. The law entitles you to a hearing on this matter. You have the right to request an appeal hearing before the Public Officer, or designee, within ten (10) days. This appeal must be requested by writing submitted for the attention of the Plainfield Director of Economic Development at 515 Watchung Avenue Plainfield, NJ 07060.

Should you request an appeal, subsequent notice will be sent to you under PMC Section 4.08 within thirty (30) days scheduling the hearing at a time and place to be determined. You have the right to appear in person and give testimony at the hearing. The hearing will not be governed by the rules of evidence prevailing in the courts. There will be a written final determination made by the hearing officer after the hearing which shall state the findings of fact in support of such a determination and shall issue an order reflecting such determination, which may include modification or withdrawal of some or all of the cited violations. For more information, contact the undersigned at (908) 753-3386. Thank you for your kind and considerate attention to this matter.

VIOLATION LISTINGS				Number of Violations Listed: 20
Violation Number	Violation Date	Comply By Date	Corrected or Closed On Date	Violation
001	8/8/2023	10/2/2024		<u>2.01 MAINTENANCE OF EXTERIOR OF PREMISES AND STRUCTURES</u> The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians, and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation. Infraction: EXTERIOR - FRONT SIDEWALK - BUILDING #501 Correction: REPAIR/REEPLACE/LEVEL CRACKED/DAMAGED/UN-LEVEL FRONT SIDEWALK SECTIONS.
002	8/8/2023	10/2/2024		<u>2.01 MAINTENANCE OF EXTERIOR OF PREMISES AND STRUCTURES</u> The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians, and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation. Infraction: EXTERIOR - TRASH - BUILDING #501 Correction: REMOVE ALL TRASH, DEBRIS, LITTER AND RUBBISH FROM ENTIRE PROPERTY.



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003	8/8/2023	10/2/2024		<u>2.02 APPEARANCE OF EXTERIOR OF PREMISES AND STRUCTURES</u> The exterior of the premises, the exterior of dwelling structures, and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the residential standards of the neighborhood or such higher standards as may be adopted as part of a plan of Urban Renewal by the City of Plainfield and such that the appearance of the premises and structures shall not constitute a blighting factor for the adjoining property owners nor an element leading to the progressive deterioration of the neighborhood with the accompanying diminution of property values. The exterior of every structure shall be kept painted and in good repair. Lawns, hedges and bushes shall be kept trimmed and maintained. Parking of vehicles of any type in front yard areas, except driveways, shall be prohibited. Except during the course of repairs or alterations, no more than one-third of the square footage of any single window or single window display area shall be devoted to signs or other temporary advertising material attached to said window or windows or otherwise exposed to public view. All windows exposed to public view shall be kept clean and free of marks or foreign substances except when necessary in the course of changing displays. No storage of materials, stock or inventory shall be permitted in window display areas ordinarily exposed to public view unless said areas are first screened from the public view by drapes, venetian blinds, or other permanent rendering of the windows opaque to the public view. All screening of interiors shall be maintained in a clean and attractive manner and in a state of good repair. Infraction: EXTERIOR - HIGH GRASS & WEEDS - BUILDING #501 Correction: CUT AND MAINTAIN OVERGROWN LAWN, WEEDS AND OVERGROWTH ON ENTIRE PROPERTY.
004	8/8/2023	10/2/2024		<u>2.04 STRUCTURAL SOUNDNESS</u> Every dwelling and accessory structure and every part thereof shall be kept structurally sound and in a state of good repair to avoid safety, health, or fire hazards, including exterior walls, siding and roofs. Every dwelling should be maintained weather tight and watertight Infraction: BUILDING #501 Correction: REPLACE ALL BROKEN WINDOW PANES THROUGHOUT ENTIRE BUILDING.
005	8/8/2023	10/2/2024		<u>2.19 PLUMBING MAINTENANCE</u> All required plumbing facilities, exclusive of heating unit facilities, shall be maintained in a sanitary condition, free of defect, and in operating condition at all times. Where the said facility or plumbing fixture shall be clogged, overflow, or otherwise necessitate repair, such repairs shall be performed forthwith. Infraction: BASEMENT - RIGHT FRONT ROOM - BUILDING #501 Correction: REPLACE MISSING SEWER PIPE CLEANOUT COVER.
006	8/8/2023	10/2/2024		<u>2.11 WALLS AND CEILINGS</u> Floors, walls, including windows and doors, ceilings, and other interior surfaces shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be eliminated. Infraction: DAMAGED WALLS AND CEILINGS - BUILDING #501 Correction: REPAIR/REPLACE AND PAINT ALL DAMAGED WALLS AND CEILINGS THROUGHOUT ENTIRE BUILDING.(PERMIT REQUIRED)
007	8/8/2023	10/2/2024		<u>2.07 SANITATION AND SAFETY</u> All parts of the structure shall be kept in a clean and sanitary condition, free of nuisance, and free from health, safety, and fire hazards. Infraction: BUILDING #501 Correction: REMOVE ALL KEY-ENTRY/BOLT-LOCKS/DEAD-BOLT LOCKS FROM INTERIOR ENTRANCE DOORS THROUGHOUT ENTIRE BUILDING.



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008	8/8/2023	10/2/2024		<u>2.09 FLOORS</u> Floors of every structure shall be structurally sound and maintained in a clean and sanitary condition. Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, clean, free from cracks, breaks, and other hazards. Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition. Infraction: BUILDING #501 Correction: REPAIR/REPLACE ALL DAMAGED/WEAK FLOORS THROUGHOUT ENTIRE BUILDING.
009	8/8/2023	10/2/2024		<u>2.11 WALLS AND CEILINGS</u> Floors, walls, including windows and doors, ceilings, and other interior surfaces shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be eliminated. Infraction: BUILDING #501 Correction: REPLACE WATER DAMAGED SINK COUNTERTOPS AND CABINETS THROUGHOUT ENTIRE BUILDING.
010	8/8/2023	10/2/2024		<u>2.19 PLUMBING MAINTENANCE</u> All required plumbing facilities, exclusive of heating unit facilities, shall be maintained in a sanitary condition, free of defect, and in operating condition at all times. Where the said facility or plumbing fixture shall be clogged, overflow, or otherwise necessitate repair, such repairs shall be performed forthwith. Infraction: BUILDING #501 Correction: REPAIR/REPLACE ALL DEFECTIVE PLUMBING THROUGHOUT ENTIRE BUILDING ELIMINATING LEAKS.(PERMIT REQUIRED)
011	8/8/2023	10/2/2024		<u>2.07 SANITATION AND SAFETY</u> All parts of the structure shall be kept in a clean and sanitary condition, free of nuisance, and free from health, safety, and fire hazards. Infraction: BUILDING #501 Correction: REPAIR/REPLACE DEFECTIVE STOVE/OVENS THROUGHOUT ENTIRE BUILDING.
012	8/8/2023	10/2/2024		<u>2.24 ELECTRICAL REQUIREMENTS</u> Where it is found in the opinion of the code official, that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation deterioration or damage, or for similar reasons, he shall require the defects to be corrected to eliminate the hazard. Infraction: BUILDING #501 Correction: REPAIR/REPLACE ALL DEFECTIVE ELECTRICAL WIRING THROUGHOUT ENTIRE BUILDING.(PERMITS REQUIRED)
013	8/8/2023	10/2/2024		<u>2.12 STAIRS AND RAILINGS</u> Stairs and other exit facilities shall be adequate for safety as provided in the building code. Infraction: BUILDING #501 Correction: REPAIR/REPLACE ALL DEFECTIVE COMMON STAIRWAYS THROUGHOUT ENTIRE BUILDING.



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015	8/8/2023	10/2/2024		<u>2.04 STRUCTURAL SOUNDNESS</u> Every dwelling and accessory structure and every part thereof shall be kept structurally sound and in a state of good repair to avoid safety, health, or fire hazards, including exterior walls, siding and roofs. Every dwelling should be maintained weather tight and watertight Infraction: BUILDING #501 Correction: REPAIR/REPLACE LEAKING ROOF.(PERMIT REQUIRED)
016	8/8/2023	10/2/2024		<u>2.01 MAINTENANCE OF EXTERIOR OF PREMISES AND STRUCTURES</u> The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians, and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation. Infraction: BUILDING #501 Correction: REPAIR/RESURFACE ALL DRIVEWAYS AND REAR PARKING AREAS. (ELIMINATE CRACKS/POT-HOLES/DAMAGE)
017	8/8/2023	10/2/2024		<u>2.23 HEATING SYSTEM MAINTENANCE</u> Notwithstanding a contract by the occupant to supply his own heat as provided herein, where the heating unit is installed or owned by the owner or operator, then the duty to maintain the same in operable and functioning condition as provided herein shall remain the duty of the owner or operator. Infraction: BUILDING #501 Correction: REPAIR/REPLACE DEFECTIVE/LEAKING HEATING SYSTEM FOR ENTIRE BUILDING.
018	8/8/2023	10/2/2024		<u>2.06 SCREENS</u> Every door and window or other outside opening used for ventilation purposes shall be supplied with approved screening, and every swinging screen door shall have a self- closing device in good working condition, except that such screens shall not be required for areas on a floor above the fifth floor and screens doors shall not be required on non- residential structures or structures where the doors are required to swing out as required in the building code. Infraction: BUILDING #501 Correction: REPAIR/REPLACE ALL DAMAGED/MISSING WINDOW SCREENS THROUGHOUT ENTIRE BUILDING.
019	8/8/2023	10/2/2024		<u>2.24 ELECTRICAL REQUIREMENTS</u> Where it is found in the opinion of the code official, that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation deterioration or damage, or for similar reasons, he shall require the defects to be corrected to eliminate the hazard. Infraction: BUILDING #501 Correction: REPLACE ALL MISSING CEILING LIGHT COVERS THROUGHOUT ENTIRE BUILDING.
020	8/8/2023	10/2/2024		<u>2.24 ELECTRICAL REQUIREMENTS</u>



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				Where it is found in the opinion of the code official, that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation deterioration or damage, or for similar reasons, he shall require the defects to be corrected to eliminate the hazard.
			Infraction:	BUILDING #501
			Correction:	ELIMINATE ALL ELECTRICAL EXTENSION CORDS THROUGHOUT ENTIRE BUILDING.

Greggory Jackson, Chief Code Enforcement Officer
PHONE: (908) 753-3386 E-MAIL: xxxxxxxx.xxxxxxx@xxxxxxxxxxxxx.xxx