



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: P O BOX 1454
BRICK, NJ 08723 Site Address: 501-15 W 7TH ST #108
PLAINFIELD, NJ
Phone:

Reference: 2019-000255 Notice Date: January 31, 2019
Violation: 2019-00111

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.

VIOLATION LISTINGS				Number of Violations Listed: 2
Violation Number	Violation Date	Comply By Date	Corrected or Closed On Date	Violation
001	1/31/2019	2/2/2019		<u>2.22 HEATING REQUIREMENTS</u> Except as hereinafter stated, from May 1st to October 1st, every dwelling unit, rooming unit, bathroom and water closet compartment shall be maintained at a temperature of sixty-eight degrees F. during the daytime hours from six (6:00) a.m. in the morning and eleven (11:00) p.m. in the evening whenever the outside temperature falls below fifty- five degrees F. In meeting the aforesaid standards the owner shall not be responsible for heat loss and the consequent drop in the interior temperature arising out of action by the occupant in leaving windows or doors open to the exterior of the building. The presence of heating outlets, radiators, risers, or returns in any hall or dwelling unit or rooming unit shall constitute a presumption that the owner is to supply heat as required hereunder and in the absence of clear and convincing proof to the contrary this presumption shall control. Infraction: ENTIRE APARTMENT Correction: RESTORE HEAT TO SUFFICIENT MANDATED MINIMUMS. (HEAT READING FOR APARTMENT, AT APPROXIMATELY 11:45 AM, WAS 61.5 DEGREES F.)
002	1/31/2019	2/2/2019		<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: ENTIRE APARTMENT Correction: REPAIR/REPLACE DEFECTIVE HEATING SYSTEM.

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