



TOWNSHIP OF HOWELL

DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE

4567 Route 9 North, 2nd Floor

Post Office Box 580

Howell, NJ 07731-0580

Phone: (732) 938-4500 x2300

Fax: (732) 414-3243

Web: www.twp.howell.nj.us

Sent Via Regular Mail

February 6, 2023

MEZEI, YAKOV
186 COLUMBUS AVENUE
LAKEWOOD, NJ 08701

Re: Notice of Violation: 2023 Landlord Registration
Block: 84.23 Lot: 10
Address: 3 DERRINGER DRIVE

Dear Owner:

Our records indicate that you have not filed for your 2023 Landlord Registration. As per **178-18** of the Howell Township Ordinance **all dwelling units shall hereafter be registered with the Housing Official of the Township of Howell on forms which shall be provided for that purpose. Registration shall occur on an annual basis (every year) on or within 30 days of January 1.**

The purpose of this letter is to inform you of the violation and request that you bring your property into compliance with the Township's zoning regulations by:

- Completing the Landlord Registration Application for each rental unit (completely filled out with an email address) and submitting it along with the fee of \$100 for each **rental unit**. The application can be found on the Township's website at www.twp.howell.nj.us under the applications and forms section.
- ***Applications and payment can now be submitted online. Submission information regarding the new SDL Portal can be found on the Township's website in the Code Enforcement / Housing section under the Department of Community Development.***
- To avoid any fines you **must** complete the required Landlord Registration Application and submit it along with the appropriate payment to the Department of Community Development located at the address above, must be received by the compliance date of **February 20, 2023**. Failure to do so will result in a **summons** being issued. A mandatory court appearance will be required along with a **monetary fine of \$1,000**.
- If the property has been sold or if you are no longer renting the property, please mail or email us notification of this fact to the address above or to cdoren@twp.howell.nj.us **prior** to the compliance date above. Please include the rental address and reason for removal in the correspondence.

Should you have any questions, please do not hesitate to call 732-938-4500, ext. 2338.

Very truly yours,

TOWNSHIP OF HOWELL - DIVISION OF CODE ENFORCEMENT

John Aguiar
Code Enforcement Official