

CITY OF ELIZABETH

CITY CLERK'S OFFICE

50 WINFIELD SCOTT PLAZA, RM 105

ELIZABETH, N.J. 07201

September 21, 2020

Email: opra+request-16598-eb1a299@requests.opramachine.com

Ms. Alexis Evans

**RE: CODE VIOLATIONS / CONDEMNED
OPRA # 758**

Dear Ms. Evans,

Pursuant to your OPRA request dated September 11, 2020, attached please find the memos and documents from the various departments and divisions within City Hall.

Should you have any questions with regards to this matter, please feel free to contact me at (908) 820-4130.

Very truly yours,

Grace Sequeira

Grace Sequeira
City Clerk's Office

OPRA request - Code Violation/ Condemned

RECEIVED

Alexus Evans <opra+request-16598-ebe1a299@requests.opramachine.com>

Thu 9/10/2020 5:55 PM

SEP 11 2020

To: Yolanda Roberts <yroberts@elizabethnj.org>

*** CAUTION ***

This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. Suspicious? Forward the message to spamreport@elizabethnj.org <mailto:spamreport@elizabethnj.org>

CITY CLERK'S OFFICE

Dear Elizabeth City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Requesting list of all Single Family Residential properties that code enforcement has placed as condemned, or has substandard conditions. Please include any homes boarded up or see as unfit for living by code enforcement.

Thank you.

Yours faithfully,

Alexus Evans

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

opra+request-16598-ebe1a299@requests.opramachine.com

Is yroberts@elizabethnj.org the wrong address for OPRA requests to Elizabeth City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=elizabeth_city

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/code_violation_condemned

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.

Memorandum



To: Grace Pereira, Deputy Municipal Clerk
From: Paloma Rodrigues, Secretarial Asst.
Date: September 16, 2020
Re: Single family home/broad up / condemned opera #758

As per your request Housing dept. does not have separate list of code violated properties.



**CITY OF ELIZABETH
BUREAU OF CONSTRUCTION**

INTEROFFICE MEMORANDUM

SEPTEMBER 11, 2020

TO: Grace Sequeira, City Clerk's Office

FROM: Nicole Matos, Bureau of Construction

SUBJECT: Request for Government Records

RE: Code Violation/Condemned

We did a thorough review of our current records and we were **able** to locate requested documents under the above-mentioned property. Attached are copies. If you have any questions or concerns, please contact us at (908)820-4084.

Thank you.



NOTICE OF VIOLATION AND ORDER TO TERMINATE

Permit #
Date Issued June 10, 2020
- or -
Control #

IDENTIFICATION

Work Site Location 882 Anna Street Block 8 Lot 125 Qualification Code _____
Elizabeth, NJ 07201
Owner in Fee Cirilo Batista Agent/Contractor _____
Address 40 Jacques Street Address _____
Elizabeth, NJ 07201

Tax ☒ Owner ☐ Other: _____
☐ Agent/Contractor

DATE OF INSPECTION: June 10, 2020 DATE OF THIS NOTICE: June 10, 2020 COMPLIANCE DUE DATE: ASAP

ACTION

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:

ILLEGAL ELECTRICAL SERVICE, MUST APPLY FOR PERMIT

You are hereby **ORDERED** to terminate the said violations on or before ASAP

No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$2,000 per week per violation, and a certificate of occupancy will *not* be issued until such penalty has been paid.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION, within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey

If you have any questions concerning this matter, please call: Pedro Pons, Electrical Inspector

Notice of Violation and **ORDER** to Terminate: Pedro Pons, (A.A.) Date: 6-10-2020

FILE

Permit #
Date Issued
- or -
Control #:

NOTICE OF UNSAFE STRUCTURE

IDENTIFICATION

Marine Street Block Lot Qualification Code
Elizabeth, NJ 07201
R. Gutwirth Agent
Catherine Street Address
Elizabeth, NJ 07201

☐ Other:

CONTRACTOR: DATE OF THIS NOTICE: March 6, 2020

ACTION

NOTICE that as a result of the inspections conducted by this agency on March 6, 2020 on property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. Building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Building has been severely damage by fire on 3rd floor, also water damage on 2nd floor.
Submit Architectural Plans & obtain building, electrical, plumbing & fire permits
repair same as per NJAC 5:23-2.14(a).

You are hereby ORDERED to:

- ☒ Vacate the above structure by IMMEDIATELY.
- ☒ Demolish the above structure by , or correct the above noted unsafe conditions by no later than March 27, 2020.

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

Any building or structure vacated pursuant to this ORDER shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant P. Sarran (908) 820 4091

By ORDER OF: RPS Date: 3/6/20

**NOTICE OF VIOLATION AND
ORDER TO TERMINATE**

Permit #
Date Issued
Control #

IDENTIFICATION

Site Location 156 East Jersey Street Block 2 Lot 204 Qualification Code _____
Elizabeth NJ
Owner in Fee Joel Akanbi Agent/Contractor _____
Address 132 Van Buren Street Address _____
Newark NJ 07105

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: 3/02/20 DATE OF THIS NOTICE: 3/02/20 COMPLIANCE DUE DATE: Immediately

ACTION

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:

Building opened at windows; must board up and secure vacant building immediately.

You are hereby **ORDERED** to terminate the said violations on or before IMMEDIATELY.

No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take NOTICE that failure to comply with this ORDER may result in the assessment of penalties of up to \$2,000 per week per violation, and a certificate of occupancy will not be issued until such penalty has been paid.

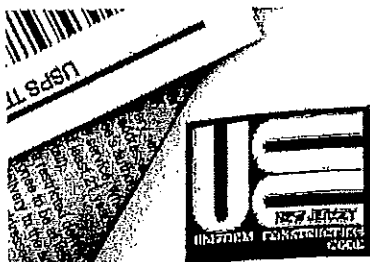
If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey

If you have any questions concerning this matter, please call: Raywant P. Sarran (908) 820 4091

Notice of Violation and ORDER to Terminate: RPS Sarran Date: 3/2/20



NOTICE OF UNSAFE STRUCTURE

Permit #
Date Issued
- or -
Control #:

IDENTIFICATION

Work Site Location 156 East Jersey Street Block 2 Lot 204 Qualification Code _____
Elizabeth, NJ
Owner in Fee 156 East Jersey Street LLC. Agent _____
Address 132 Van Buren Street Address _____
Newark, NJ 07105

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: February 11, 2020 DATE OF THIS NOTICE: February 11, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on February 11, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Building deteriorated to a great extent with missing windows & siding partially collapsed. Apart from the building being structurally unsafe, it also constitutes a fire hazard & dangerous to human life & public welfare. Must submit an Engineer's certification on the structural integrity of the building prior to submission of Architectural Plan & obtain construction permits to restore OR demolish same.

You are hereby **ORDERED** to:

- [] Vacate the above structure by _____.
- [X] Demolish the above structure by February 28, 2020, or correct the above noted unsafe conditions by no later than February 28, 2020.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran (908) 820-4091

By **ORDER** of: _____

Date: 2/11/20



NOTICE OF UNSAFE STRUCTURE

Permit #
Date Issued
- or -
Control #:

IDENTIFICATION

Work Site Location 60-90 Elizabeth Avenue Block 2 Lot 280 Qualification Code _____
Elizabeth, NJ 07206
Owner in Fee Mash Realty CO. Agent _____
Address 77 South First Street Address _____
Elizabeth, NJ 07206

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: January 30, 2020 DATE OF THIS NOTICE: January 30, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on January 30, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Roof on building partially collapsed and structurally unsafe. Apart from being unsafe, it also constitutes a danger to human life and public welfare.

You are hereby **ORDERED** to:

[] Vacate the above structure by _____.

☒ Demolish the above structure by **IMMEDIATELY**

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran 908-820-4091

By **ORDER OF**: _____

CONSTRUCTION OFFICIAL

Date: 1/30/20

ND ORDER OF PENALTY

IDENTIFICATION

Block 2 Lot 280 Qualification Code _____
 Agent/Contractor _____
 Address _____

☒ Owner
☐ Agent/Contractor

☐ Other:

ACTION

- ☐ On Feb., 10 2020, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate ☒ Notice of Unsafe Structure ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

Failure to obtain required permits and demolish unsafe structure which constitutes a threat to human life & public welfare as per NJAC 5:23-2.32(a).

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [] made a false or misleading written statement, or omitted required information in an application or request for approval; or [] failed to obtain a construction permit; or [] failed to request required inspections; or [] allowed occupancy prior to receiving a certificate of occupancy.
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$ 1000.00 for each violation for a total penalty of \$ 1000.00.

Further, take NOTICE that for each [X] week [] day that any of the said violations remain outstanding after February, 21 2020, an additional penalty of \$ 500.00 per [] week [] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the _____ COUNTY of _____ UNION, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant P. Sarran

Notice and Order of Penalty:

உயர்நீதிமன்றம்

Date:

11月25日 星期五 (12月10日)



NOTICE AND ORDER OF PENALTY

Permit #
Date Issued 7.23.20
Control #

IDENTIFICATION

Work Site Location 120-122 Fifth Street Block 3 Lot 334 Qualification Code _____
Elizabeth, NJ 07206 Same
Owner In Fee PE 122 5th St Elizabeth, LLC / Emanuel Lopez Agent/Contractor _____
Address 63 Gibson Blvd Address _____
Clark, NJ 07066

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

ACTION

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate ☐ Notice of Unsafe Structure ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

ALLOWING OCCUPANCY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER NJAC 5:23-2.31 (e) 2., 4.

- ☒ On 7.23.20., you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☒ made a false or misleading written statement, or omitted required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☒ allowed occupancy prior to receiving a certificate of occupancy. During previous inspection you also agreed to remove occupants and failed to do so.
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$ 1,000.00 for each violation for a total penalty of \$ 2,000.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 8.7.2020, an additional penalty of \$ 1,000.00 per ☒ week ☐ day shall result.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarraan, Construction Official

Notice and ORDER of Penalty: _____

Construction Official

Date: 7/28/20

U.C.C. F212 (4/2003)

FILE
NOTICE OF UNSAFE STRUCTURE

IDENTIFICATION

Permit #
Date Issued
- or -
Control #:

Work Site Location 322 Franklin Street Block 5 Lot 714.B Qualification Code _____
Elizabeth, NJ
Owner In Fee Shaleem A. Bush Agent _____
Address 322 Franklin Street Address _____
Elizabeth, NJ 07206

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: February 9, 2020 DATE OF THIS NOTICE: February 11, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on February 9, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Building was severely damaged by fire with roof & floor system partially collapsed. Apart from the building being structurally unsafe, it also constitutes a fire hazard & dangerous to human life & public welfare. Must submit an Engineer's certification on the structural integrity of the building prior to submission of Architectural Plan & obtain construction permits to restore OR demolish same.

You are hereby **ORDERED** to:

- [] Vacate the above structure by _____
[X] Demolish the above structure by February 28, 2020, or correct the above noted unsafe conditions by no later than February 28, 2020

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran (908) 820-4091

By ORDER of: [Signature] Date: 2/11/20
CONSTRUCTION OFFICIAL

Permit #
Date Issued
- or -
Control #:

UNSAFE STRUCTURE

IDENTIFICATION

Block 5 Lot 716 Qualification Code _____
Agent _____
Address _____
Jersey City, NJ 07307
☐ Owner
☒ Agent/Contractor
☐ Other: _____

DATE OF INSPECTION: February 9, 2020 DATE OF THIS NOTICE: February 19, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on February 9, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Building was damaged by fire with roof & floor system partially collapsed. Apart from the building being structurally unsafe, it also constitutes a fire hazard & dangerous to human life & public welfare.

Must submit an Engineer's certification on the structural integrity of the building prior to submission of Architectural Plan & obtain construction permits to restore OR demolish same.

You are hereby **ORDERED** to:

☒ Vacate the above structure by Immediately

☒ Demolish the above structure by March 6, 2020, or correct the above noted unsafe conditions by no later than March 6, 2020

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran (908) 820-4091

By **ORDER** of:

CONSTRUCTION OFFICIAL

Date: 2/19/20

**NOTICE OF VIOLATION AND
ORDER TO TERMINATE**

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 7/6/2020

Violation Number: 20200017/0

IDENTIFICATION

Work Site Location: 427-429 MORRIS AVENUE

Block: 11 Lot: 698 Qual:

Owner In Fee: MORRIS AVE HOLDINGS, LLC

Agent/
Contractor:

Address: 35 MILLER DR

Address:

HILLSBOROUGH NJ 08844

Telephone:

Telephone:

To: ☒ Owner

☐ Other:

☐ Agent/Contractor

Date Of Inspection: 7/6/2020

Date Of Notice: 7/6/2020

Compliance Due Date: 7/27/2020

ACTION

Take **NOTICE** that you have been found to be in violation of the State Uniform Construction Code Act and Regulation promulgated thereunder in that:

IT IS UNLAWFUL TO ERECT A STRUCTURE WITHOUT FIRST OBTAINING NECESSARY APPROVALS FIRST. (BUILT LARGE SHADE STRUCTURE W/O ZONING AND PERMITS)

In violation of N.J.A.C. 5:23-2.14(a) WORK PERFORMED WITHOUT REQUIRED PERMIT

You are hereby **ORDERED** to terminate the said violations on or before 7/27/2020.

No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$2,000.00 per week per violation, and a certificate of occupancy will *not* be issued until such penalty has been paid.

If you wish to contest the **ORDER**, you may request a hearing before the Construction Board of Appeals of the

Union County Construction Board Of Appeals

within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and the nature of your reliance on them. You may include a brief statement setting forth your position and the nature of relief sought by you. You may also append any documents that you consider useful.

The Fee for an Appeal is \$100.00 and should be forwarded with your application to the Construction Board Of Appeals Office at :
County Administration Bldg, 10 Elizabethtown Plaza Elizabeth NJ 07207

If you have any questions concerning this matter, please call: 908-8204091

Notice of Violation and Order to Terminate:

RAYWANT P. SARRAN Subcode Official

Date: 7/6/20

Sent by Certified Mail # :

NOTICE OF
UNSAFE STRUCTURE

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 6/1/2020

Violation Number: 20200011/0

ELIZABETH
SCOTT PLAZA
ELIZABETH, NJ 07201
091

IDENTIFICATION

Site Location: 327-329 MORRIS AVE

Owner In Fee: 327-329 MORRIS AVENUE, LLC

Address: 17 OLD RIFLE CAMP ROAD

WOODLAND PARK NJ 07424

Telephone: [REDACTED]

Block:
Agent/

11

Lot: 676

Qual:

Contractor:

Address:

Telephone:

To:



Owner:



Other:



Agent/Contractor

Date Of Inspection: 6/1/2020

Date Of This Notice: 6/1/2020

ACTION

NOTICE that as a result of the inspections conducted by this agency on 6/1/2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

REAR EXTERIOR BALCONY/STAIRWAY IS IN SEVERE DISREPAIR AND MUST BE DEMOLISHED AND REPLACED IMMEDIATELY.

are hereby ORDERED to:

Vacate the above structure by

Demolish the above structure by 6/15/2020, or correct the above noted unsafe conditions by no later than 6/15/2020.

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

Any building or structure vacated pursuant to this ORDER shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the Union County Construction Board of Appeals within 15 business days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

The application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a statement setting forth your position and nature of the relief sought by you, and you may also append any documents that you deem useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at:

County Administration Bldg, 10 Elizabethtown Plaza Elizabeth NJ 07207

If you have any questions concerning this matter, please call: 908 8204091

Signed:

RAYWANT P. SARRAN CONSTRUCTION OFFICIAL

Date:

6/1/20

Mail #:



STOP CONSTRUCTION ORDER

Permit #
Date Issued

- or -
Control #

IDENTIFICATION

Work Site Location 212 Keats Avenue Block 10 Lot 1132 Qualification Code _____
Elizabeth, NJ 07201
Owner in Fee Duque & Hoover, J. Gomes Agent _____
Address 212 Keats Avenue Address _____
Elizabeth, NJ 07201

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: August 14, 2020 DATE OF THIS NOTICE: August 17, 2020

ACTION

You are hereby **ORDERED** to **STOP**

☐ Building ☐ Electrical ☐ Plumbing ☐ Fire Protection ☐ Mechanical ☐ Elevator ☒ **ALL CONSTRUCTION**
at the above Location as of IMMEDIATELY until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of N.J.A.C. 5:23 - 2.14(a)
which provides:

Raising roof & rear addition without required construction permits

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met:

Submit architectural plan and obtain building & electrical permits for the above-mentioned work.

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$2,000 per day per violation, and a certificate of occupancy will not be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the _____ County of _____ Union, within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201 (908) 527-4250

If you have any questions concerning this matter, please call: Raywant P. Sarran @ 908 820 4091

By **ORDER** of:

Raywant P. Sarran
SubCircu Official

Date: 8/17/20

U.C.C. F252 (rev. 1/2004)

NOTICE OF UNSAFE STRUCTURE

Permit #
Date Issued
- or -
Control #:

IDENTIFICATION

79-85 Murray Street Block 6 Lot 682 Qualification Code _____
Elizabeth, NJ 07202
Shiloh Baptist Church Agent _____
95 Murray Street Address _____
Elizabeth, NJ 07202

☒ Owner
☐ Agent/Contractor

☐ Other: _____

DATE OF INSPECTION: February 18, 2020 DATE OF THIS NOTICE: February 18, 2020

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on February 18, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Building severely damaged by fire with the roof & floor systems collapsed. Apart from the building being structurally unsafe, it also constitutes a fire hazard & dangerous to human life & public welfare. Must submit an Engineer's Certification on the structural integrity of the building prior to submission of Architectural Plan & obtain construction permits to restore OR demolish same.

You are hereby ORDERED to:

☒ Vacate the above structure by IMMEDIATELY

☒ Demolish the above structure by March 6, 2020, or correct the above noted unsafe conditions by no later than March 6, 2020

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

Any building or structure vacated pursuant to this ORDER shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran (908) 820-4091

By ORDER of:

Raywant Sarran
CONSTRUCTION OFFICIAL

Date:

2/20/21



NOTICE OF VIOLATION AND ORDER TO TERMINATE

Permit #
Date Issued June 8, 2020
Control #

IDENTIFICATION

Work Site Location 333 Magnolia Avenue Block 3 Lot 775 Qualification Code _____
Elizabeth, NJ 07201
Owner in Fee 333 Magnolia Ave, 6969 LLC. Agent/Contractor _____
Address 94 Riggs Place Address _____
West Orange, NJ 07052

To: ☒ Owner ☐ Other _____
☐ Agent/Contractor _____

DATE OF INSPECTION: June 4, 2020 DATE OF THIS NOTICE: June 8, 2020 COMPLIANCE DUE DATE: ASAP

ACTION

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that

**RENOVATION OF ENTIRE HOUSE WITHOUT PERMITS, NEED TO
APPLY FOR ALL PERMITS (Building, Plumbing, Electric and Fire)**

You are hereby ORDERED to terminate the said violations on or before ASAP

No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take NOTICE that failure to comply with this ORDER may result in the assessment of penalties of up to \$2,000 per week per violation, and a certificate of occupancy will not be issued until such penalty has been paid.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the _____ COUNTY of _____ UNION, within 15 days of receipt of this ORDER as provided by N.J.A.C. 6:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey

If you have any questions concerning this matter, please call: Pedro Pons, Electrical Inspector

Notice of Violation and Order to Terminate: Pedro Pons A.A. Date: 6/8/2020



FILE

NOTICE OF UNSAFE STRUCTURE

Permit #
Date Issued
- BY -
Control #:

IDENTIFICATION

Work Site Location 1023-1043 Neck Lane Block 8 Lot 1302 Qualification Code _____
Elizabeth, NJ
Owner In Fee J. P. Gifford LLC Agent _____
Address 190 Main Street Suit 201 Address _____
Hackensack, NJ 07601

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: May 11, 2020 DATE OF THIS NOTICE: May 11, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on May 11, 2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Buildings deteriorated to a great extent with missing windows & siding partially collapsed. Apart from the buildings being structurally unsafe, it also constitutes a fire hazard, dangerous to human life & public welfare and subjected vagrant.

You are hereby **ORDERED** to:

[] Vacate the above structure by _____.

[X] Demolish the above structure by May 21, 2020, or correct the above noted unsafe conditions by no later than _____.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran (908) 820-4091

By **ORDER** of: _____

CONSTRUCTION OFFICIAL

Date: 5/11/20

**NOTICE OF
UNSAFE STRUCTURE**

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 7/17/2020

Violation Number: 20200019/0

ELIZABETH
SCOTT PLAZA
ELIZABETH, NJ 07201

08-8204091

IDENTIFICATION

Work Site Location: 21 PERSHING AVENUE

Owner In Fee: GOMES JOSE E & MARIA C

Address: 21 PERSHING AVENUE

ELIZABETH NJ 07202

Telephone:

Block: 13 Lot: 1175 Qual:

Contractor:

Address:

Telephone:

To: ☒ Owner:

☐ Other:

☐ Agent/Contractor

Date Of Inspection: 7/17/2020

Date Of This Notice: 7/17/2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on 7/17/2020 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

GARAGE ROOF IS IN SEVERE DISREPAIR AND IN DANGER OF COLLAPSE. OWNER MUST EITHER OBTAIN PERMITS FOR DEMOLITION OR REPAIR OF GARAGE.

You are hereby **ORDERED** to:

☒ Vacate the above structure by 7/17/2020

☒ Demolish the above structure by 8/7/2020, or correct the above noted unsafe conditions by no later than 8/7/2020.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the Union County Construction Board Of Appeals within 15 business days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at:
County Administration Bldg, 10 Elizabethtown Plaza Elizabeth NJ 07207

If you have any questions concerning this matter, please call: 908 8204091

By Order of:

RAYWANT P. SARRAN CONSTRUCTION OFFICIAL

Date: 7/20/20

Sent by Certified Mail # :

I.C.C.F241 (rev 1/2004)

Permit #
Date Issued 7.29.20
Control #

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

15 S Seventh St Block 9 Lot 1186 Qualification Code _____
Elizabeth, NJ 07206 Same
Baka Real Estate/Amit Shah Agent/Contractor
1 Nathans Drive Address
East Brunswick, NJ 08816

☒ Owner ☐ Other: _____
☐ Agent/Contractor

ACTION

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [] Notice of Violation and Order to Terminate [] Notice of Unsafe Structure [] Notice of Imminent Hazard was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

Work performed without required permit(s) building, plumbing, electric and fire. Failure to call for inspection, violation of NJAC 2:14(a) NJAC 5:23-2.31, (b) 1, (c) 2.

- ☒ On 7.29.20, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [X] made a false or misleading written statement, or omitted required information in an application or request for approval; or [X] failed to obtain a construction permit; or [X] failed to request required inspections; or [] allowed occupancy prior to receiving a certificate of occupancy. I so agreed to remove occupants and failed to do so.

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby ORDERED to pay a penalty in the amount of \$ 2,000.00 for each violation for a total penalty of \$ 6,000.00.

Further, take NOTICE that for each [X] week [] day that any of the said violations remain outstanding after 8.7.2020, an additional penalty of \$ 1,000.00 per [X] week [] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION, within 16 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarran, Construction Official

Notice and Order of Penalty:

RPS array
Construction Official

Date: 7/29/20

NOTICE OF VIOLATION AND ORDER TO TERMINATE

Permit #
Date Issued May 29, 2020
Control #

IDENTIFICATION

Block 11 Lot 1517 Qualification Code _____

Steinhardt, M.

Agent/Contractor _____

Address _____

☐ Other: _____

5-28-2020

DATE OF THIS NOTICE: May 28, 2020

COMPLIANCE DUE DATE: ASAP

ACTION

I have been found to be in violation of the State Uniform Construction Code Act and Regulations in that

INSTALL ELECTRIC BOX IN ONE OF THE STORES.

ORDERED to terminate the said violations on or before ASAP

Occupancy or Approval will be issued unless the said violations are corrected.

NOTICE that failure to comply with this ORDER may result in the assessment of penalties of up to \$10,000 per violation, and a certificate of occupancy will not be issued until such penalty has been paid.

ORDER: COMPLETE THIS SECTION

1. Print items 1, 2, and 3.

2. Print name and address on the reverse of this card to return the card to you.

3. Attach this card to the back of the mailpiece, if the local space permits.

*Angela Mejia
Stanton Ave
Beth, N.J. 07208*



9501 9202 4613 8323 5527 36

0001 1899 0093

PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 17 ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Delivery Restricted Delivery

(over \$500) Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Action Board of Appeals of the

within 15 days of receipt. Violation Board of Appeals may be used for

ne, the address of the building or site in and the extent and nature of your reliance on the relief sought by you. You may

in your application to the Construction

sey

ectrical Inspector

AA.

Date: 5-30-2020

Domestic Return Receipt

Data Processing

U.C.C. 7211 (rev. 1/2004)



NOTICE AND ORDER OF PENALTY

Permit #
Date Issued 7.27.20
Control #

IDENTIFICATION

Work Site Location 828 Summer St Block 4 Lot 1521 Qualification Code _____
Elizabeth, NJ 07206 Same
Owner in Fee Edwin Penton/Edco Development Group LLC Agent/Contractor _____
Address 340 Reindel Place Address _____
Roselle Park, NJ 07204

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

ACTION

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate ☐ Notice of Unsafe Structure ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

False submittal of building plans, failure to comply with approved plans, Failure to call for inspection, violation of NJAC 5:23-2.31 (b)iii (c) 1, 4.

- ☒ On 7.23.20, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☒ made a false or misleading written statement, or omitted required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☒ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy. During previous inspection you also agreed to remove occupants and failed to do so.
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby ORDERED to pay a penalty in the amount of \$ 2,000.00 for each violation for a total penalty of \$ 6,000.00.

Further, take NOTICE that for each ☒ week ☐ day that any of the said violations remain outstanding after 8.7.2020, an additional penalty of \$ 1,000.00 per ☒ week ☐ day shall result.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the _____ COUNTY of _____ UNION, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant Sarraan, Construction Official

Notice and Order of Penalty:

Construction Official

Date: 7/27/20

U.C.C. F212 (8/2003)



FILE

NOTICE OF IMMINENT HAZARD

Permit #
Date Issued
- or -
Control #:

IDENTIFICATION

Site Location 157-165 Westfield Avenue Block 13 Lot 1574 Qualification Code _____
Elizabeth, NJ
Owner in Fee Trinity Housing Corporation Agent _____
Address P. O. Box 2503 Address _____
Westfield, NJ 07091

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

DATE OF INSPECTION: January 1, 2020 DATE OF THIS NOTICE: January 2, 2020

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on January 1, 2020 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

Building was severely damaged by fire to an extent of collapsing. Apart from being structurally unsafe and unsanitary it also constitutes a danger to human life and public welfare.

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

[] Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.

[X] Demolish the above structure by Immediately.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)6.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: Raywant P. Sarran, Construction Official

By **ORDER** of:

R.P.S. Sarran
CONSTRUCTION OFFICIAL

(908) 820-4091

Date:

1/2/20



NOTICE AND ORDER OF PENALTY

Permit #
Date Issued February 3, 2020
Control #

IDENTIFICATION

Location 157-165 Westfield Avenue Block 13 Lot 1574 Qualification Code _____
Elizabeth NJ
Agent/Contractor Kevin Shannan
Address P. O. Box 2503
Westfield, NJ 07091

To: ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

ACTION

- ☐ On Feb. 3, 2020, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate ☐ Notice of Unsafe Structure ☒ Notice of Imminent Hazard was issued. Reinspection of the work site on February 3, 2020 revealed the following violation(s) remain:

Failure to demolish unsafe, nonconforming building which has been severely damaged by fire of over 50% pursuant to NJAC 5:23-2.32(a) & City Ordinance 17.36.090(B).

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$ 2000.00 for each violation for a total penalty of \$ 2000.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after February 14, 2020, an additional penalty of \$ 500.00 per ☒ week ☐ day shall result.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION, within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Our application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant P. Sarraan

Notice and Order of Penalty: [Signature] Date: 2/3/20



NOTICE AND ORDER OF PENALTY

Permit #
Date Issued February 3, 2020
Control #

IDENTIFICATION

157-165 Westfield Avenue
Elizabeth NJ
Trinity House Corporation
P. O. Box 2503
Westfield, NJ 07091

Block 13 Lot 1574 Qualification Code _____

Agent/Contractor _____
Address _____

- ☒ Owner ☐ Other: _____
☐ Agent/Contractor _____

ACTION

- ☐ On Feb. 3, 2020, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate ☐ Notice of Unsafe Structure ☒ Notice of Imminent Hazard was issued. Reinspection of the work site on February 3, 2020 revealed the following violation(s) remain:
Failure to demolish unsafe, nonconforming building which has been severely damaged by fire of over 50% pursuant to NJAC 5:23-2.32(a) & City Ordinance 17.36.090(B).
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.
- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on _____ revealed a failure to comply with that Stop Construction Order.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$ 2000.00 for each violation for a total penalty of \$ 2000.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after February 14, 2020, an additional penalty of \$ 500.00 per ☒ week ☐ day shall result.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of UNION, within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: One Elizabethtown Plaza, Elizabeth, New Jersey 07201

If you have any questions concerning this matter, please call: Raywant P. Sarran

Notice and **ORDER** of Penalty: Raywant P. Sarran Date: 2/3/20

Construction Official

**INTEROFFICE
MEMORANDUM**

RECEIVED

SEP 21 2020

CITY CLERK'S OFFICE

Memo

To: Grace Sequeira, Deputy Municipal Clerk

From: Hassan Abdur-Rahman, Chief Housing Inspector

Date: September 17, 2020

Re: Condemned Properties

Hassan Abdur-Rahman

THE CITY OF ELIZABETH HEALTH DEPARTMENT CURRENTLY HAS NO OPEN RECORD FOR ANY ACTIVE CONDEMNED PROPERTIES. THERE ARE NO OPEN FILES OR VIOLATIONS ON RECORD PERTAINING TO ENVIRONMENTAL CONCERNS OR HAZARDOUS MATERIAL INCIDENTS FOR THE AFOREMENTIONED ADDRESS.

⏪ Reply all ▾ 🗑 Delete 🚫 Junk Block ...

Re: OPRA # 758 / CODE VIOLATIONS / CONDEMNED

AM

Antoinette Mazza
Wed 9/16/2020 12:53 PM
To: Grace Sequeira

👍 ↶ ⏪ ➜ ...

2020 Boardups.pdf
25 MB

Good Afternoon Grace,

Attached please copies of all residential board ups performed by the Dept of Public Works for the past year.

Please be advised this will be sent in separate emails due to the volume.

Any questions, please let me know.

Thanks,
Antoinette
Dept. of Public Works

From: Grace Sequeira <gsequeira@elizabethnj.org>
Sent: Friday, September 11, 2020 10:07 AM
To: Antoinette Mazza; AnnMarie Pereira; Paloma Rodrigues; Nicole Matos; Suzette D. Ramos-Negron; Paola A. Moreno
Cc: John Papetti; Edward Kirk; Hassan Abdur-Rahman
Subject: OPRA # 758 / CODE VIOLATIONS / CONDEMNED

Good Morning,

Please see attachment.

P.S. I would go back as far as 1 year.

Grace Sequeira

City Clerk's Office

Deputy Municipal Clerk

Re: OPRA # 758 / CODE VIOLATIONS / CONDEMNED

Antoinette Mazza <amazza@elizabethnj.org>

Wed 9/16/2020 12:53 PM

To: Grace Sequeira <gsequeira@elizabethnj.org>

 1 attachments (32 MB)

Boardups 2020.pdf;

Good Afternoon Grace,

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Grace Sequeira

City Clerk's Office

Deputy Municipal Clerk

50 Winfield Scott Plaza

Re: OPRA # 758 / CODE VIOLATIONS / CONDEMNED

Antoinette Mazza <amazza@elizabethnj.org>

Wed 9/16/2020 12:52 PM

To: Grace Sequeira <gsequeira@elizabethnj.org>

 1 attachments (24 MB)

Boardups 2019.pdf;

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Grace Sequeira

City Clerk's Office

Deputy Municipal Clerk

50 Winfield Scott Plaza

⏪ Reply all ▾ 🗑 Delete 🚫 Junk Block ⋮

Re: OPRA # 758 / CODE VIOLATIONS / CONDEMNED

AM

Antoinette Mazza
Wed 9/16/2020 12:51 PM
To: Grace Sequeira

👍 ⏪ ⏩ ➡ ⋮

2019 Boardups.pdf
32 MB

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