

1904 Lamington Road Violations - Block 21 Lot 16																			
Violation Number	Inspection Date	Notice Date	Compliance Date	Compliance	Violation Issue Date	Agent/Contractor	Issuing Officer	Statute Source	Statute Rule	Infraction	Summary Infraction	Certified Mail Number	Warning Letter Sent Date	Initial Violation Fee	Accrued Violation Fee (\$/Week)	Total Paid	Total Balance 3/5/2024	Total Balance 3/25/2024	Current Balance 4/25/2024
V-23-00021	5/17/2023	7/7/2023	7/21/2023	Zoning and engineering must be addressed by the respective officers prior to the issuance of a permit. Upon their approval, an application must be completed for the cabana and inspections performed to ensure compliance with all code-related issues. This may involve removal of finish material to assure compliance. The structure is not to be used or occupied until full compliance from the municipality has been satisfied.	7/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	NJ Uniform Construction Code	Failure to obtain a construction permit NJAC 5:23	Notice and Order of Penalty	A cabana was constructed in association with a new pool. There are no permits for this structure and no prior approvals from zoning or engineering. The new pool was supposed to be constructed in the same location as the old pool. This is not the case, as the new pool was relocated without approval.	7016 3560 0000 2771 4575	7/7/2023	\$1,000.00	\$500.00	\$0.00	\$17,000.00	\$18,500.00	\$19,000.00
V-23-00022	5/17/2023	7/7/2023	7/21/2023	Use of the pool is to cease immediately until this very important issue has been resolved. Temporary fencing/barrier is to be installed until the permanent fencing originally proposed is installed completely, inspected, and a certificate issued by this office.	7/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	International Swimming Pool & Spa Code/2021	Unsafe Structure NJAC 5:23 - 2.32	Stop Construction Order	The swimming pool does not have the code compliant barrier surrounding it as is required and was originally proposed. No fence, complying with the above cited pool code, was ever installed around the pool area.	7016 3560 0000 2771 4575	7/7/2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
V-23-00023	5/17/2023	7/7/2023	7/21/2023	Inspections must now be scheduled after-the-fact. Removal of finish material may be required to verify code compliance. Numerous attempts were made to contact the homeowners, most of which have been ignored.	7/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	NJ Uniform Construction Code	Failure to notify enforcing agency for a required inspection	Notice and Order of Penalty	Work proceeded on the construction of a swimming pool without scheduling the required building, plumbing, electrical and fire inspections. Owner and contractor bear joint responsibility for insuring that all inspections have been passed and a certificate of approval issued prior to the completion of the project and use of same.	7016 3560 0000 2771 4575	7/7/2023	\$1,000.00	\$500.00	\$0.00	\$17,000.00	\$18,500.00	\$20,500.00
V-23-00024	5/17/2023	7/7/2023	7/21/2023	Zoning and engineering approval must be satisfied prior to arranging for any inspections that were not scheduled throughout the construction process, the permits for which remain open but have since expired.	7/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	NJ Uniform Construction Code	Building or structure constructed in violation of	Notice and Order of Penalty	The new pool was approved to be installed in the same location as the old pool. This was a condition of the permit. However, the new pool was installed in a different location without zoning and engineering approval. Multiple attempts to contact the contractor have been ignored.	7016 3560 0000 2771 4582	7/7/2023	\$1,000.00	\$1,000.00	\$0.00	\$33,000.00	\$0.00	\$0.00
V-23-00025	5/17/2023	7/7/2023	7/21/2023	After-the-fact inspections must be scheduled prior to further use of the pool. This may require the removal of finish materials to verify code compliance.	7/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	NJ Uniform Construction Code	Failure to notify enforcing agency for a required inspection	Notice and Order of Penalty	Construction of the swimming pool proceeded without scheduling and passing the required building, plumbing, electrical and fire inspections. Owner and contractor bear joint responsibility for insuring that all inspections are scheduled, passed, and certificates of approval have been issued.	7016 3560 0000 2771 4582	7/7/2023	\$1,000.00	\$1,000.00	\$0.00	\$33,000.00	\$36,000.00	\$40,000.00
V-23-00026	5/17/2023	8/7/2023	8/21/2023	Failure to comply with this notice, satisfy penalties, and abate all violative conditions by 8/21/2023 will result in the elevation of this matter to the municipal court level as per UCC 5:23-2.31 (b) 6 pursuant to the Penalty Enforcement Law of 1999" (N.J.S.A. 2A:58-10 et seq.)."	8/7/2023	ANTHONY & SYLVAN POOLS	Vincent Tamburri	NJ Uniform Construction Code	Failure to Comply with Order NJAC 5:23-2.31 (b) 1	Notice and Order of Penalty	To date, there has been no response to the most recent notices of July 7, 2023 and only one or two conversations regarding previously issued notices. The violations and unsafe conditions persist.	7016 3560 0000 2771 4605	8/7/2023	\$4,000.00	\$4,000.00	\$0.00	\$112,000.00	\$124,000.00	\$144,000.00
TOTALS														\$8,000.00		\$0.00	\$212,000.00	\$197,000.00	\$223,500.00

The pool cabana constructed without permits was removed from the property April 10, 2024. This fine is no longer accruing.

Approval for relocation of pool was discovered on an engineering drawing. This violation no longer exists.



Bedminster Township
One Miller Lane
Bedminster, NJ 07921

Construction Violation

Identification

Work Site Location: 1904 LAMINGTON ROAD BEDMINSTER, NJ 07921
Block: 21
Lot: 16
Owner: CANE & CAVALLO LLC,
Owner Address: 1904 LAMINGTON ROAD BEDMINSTER NJ 07921
Telephone: (201) 247-1747
Agent: ANTHONY & SYLVAN POOLS
Agent Address: 350 HIGHWAY 9 NORTH ENGLISHTOWN NJ 07726
Telephone: (609) 923-8628

Infraction Details

Tracking: V-23-00026
Subcode: Administrative
Issuing Officer: Vincent Tamburri
Issue Date: 8/7/2023
Infraction: Notice and Order of Penalty
Statute: NJ Uniform Construction Code Failure to Comply with Order NJAC 5:23-2.31 (b) 1. iii
Infraction Summary: To date, there has been no response to the most recent notices of July 7, 2023 and only one or two conversations regarding previously issued notices. The violations and unsafe conditions persist.
Certified Mail Number: 7016 3560 0000 2771 4605
Telephone: (908) 212-7000

Enforcement Details

Inspection Date: 5/17/2023
Notice Date: 8/7/2023
Compliance Date: 8/21/2023
Compliance Inspection Date:
Compliance Summary: Failure to comply with this notice, satisfy penalties, and abate all violative conditions by 8/21/2023 will result in the elevation of this matter to the municipal court level as per UCC 5:23-2.31 (b) 6 pursuant to the "Penalty Enforcement Law of 1999" (N.J.S.A. 2A:58-10 et seq.).

Fines Details

Total Due:	\$12,000.00
Total Paid:	\$0.00
Total Owed:	\$12,000.00



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Telephone: (609) 923-8628

Infraction Details

Tracking: V-23-00024
Subcode: Administrative
Issuing Officer: Vincent Tamburri
Issue Date: 7/7/2023
Infraction: Notice and Order of Penalty
Statute: NJ Uniform Construction Code Building or structure constructed in violation of of a condition of a building permit. 5:23-2.31(b)1.ii
Infraction Summary: The new pool was approved to be installed in the same location as the old pool. This was a condition of the permit. However, the new pool was installed in a different location without zoning and engineering approval.
Multiple attempts to contact the contractor have been ignored.
Certified Mail Number: 7016 3560 0000 2771 4582

Telephone: (908) 212-7000

Enforcement Details

Inspection Date: 5/17/2023
Notice Date: 7/7/2023
Compliance Date: 7/21/2023
Compliance Inspection Date:

Compliance Summary: Zoning and engineering approval must be satisfied prior to arranging for any inspections that were not scheduled throughout the construction process, the permits for which remain open but have since expired.

Fines Details

Total Due: \$7,000.00

Total Paid: \$0.00

Total Owed: \$7,000.00



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Construction Violation

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Telephone: (201) 247-1747
Agent: ANTHONY & SYLVAN POOLS
Agent Address: 350 HIGHWAY 9 NORTH ENGLISHTOWN NJ 07726
Telephone: (609) 923-8628

Infraction Details

Tracking: V-23-00023
Subcode: Administrative
Issuing Officer: Vincent Tamburri Telephone: (908) 212-7000
Issue Date: 7/7/2023
Infraction: Notice and Order of Penalty
Statute: NJ Uniform Construction Code Failure to notify enforcing agency for a required inspection NJAC 5:23-2.18(c)
Infraction Summary: Work proceeded on the construction of a swimming pool without scheduling the required building, plumbing, electrical and fire inspections. Owner and contractor bear joint responsibility for insuring that all inspections have been passed and a certificate of approval issued prior to the completion of the project and use of same.
Certified Mail Number: 7016 3560 0000 2771 4575

Enforcement Details

Inspection Date: 5/17/2023
Notice Date: 7/7/2023
Compliance Date: 7/21/2023
Compliance Inspection Date:
Compliance Summary: Inspections must now be scheduled after-the-fact. Removal of finish material may be required to verify code compliance.
Numerous attempts were made to contact the homeowners, most of which have been ignored.

Fines Details

Total Due:	\$5,000.00
Total Paid:	\$0.00
Total Owed:	\$5,000.00



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One Miller Lane
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Owner Address: 1904 LAMINGTON ROAD BEDMINSTER NJ 07921
Telephone: (201) 247-1747
Agent: ANTHONY & SYLVAN POOLS
Agent Address: 350 HIGHWAY 9 NORTH ENGLISHTOWN NJ 07726
Telephone: (609) 923-8628

Infraction Details

Tracking: V-23-00021
Subcode: Administrative
Issuing Officer: Vincent Tamburri Telephone: (908) 212-7000
Issue Date: 7/7/2023
Infraction: Notice and Order of Penalty
Statute: NJ Uniform Construction Code Failure to obtain a construction permit NJAC 5:23-2.31 (b) 4.
Infraction Summary: A cabana was constructed in association with a new pool. There are no permits for this structure and no prior approvals from zoning or engineering. The new pool was supposed to be constructed in the same location as the old pool. This is not the case, as the new pool was relocated without approval.
Certified Mail Number: 7016 3560 0000 2771 4575

Enforcement Details

Inspection Date: 5/17/2023
Notice Date: 7/7/2023
Compliance Date: 7/21/2023
Compliance Inspection Date:
Compliance Summary: Zoning and engineering must be addressed by the respective officers prior to the issuance of a permit.
Upon their approval, an application must be completed for the cabana and inspections performed to ensure compliance with all code-related issues. This may involve removal of finish material to assure compliance.
The structure is not to be used or occupied until full compliance from the municipality has been satisfied.

Fines Details

Total Due: \$5,000.00

AFFIDAVIT

Re: Schlosser/1904 Lamington Rd, LLC from Cane & Cavallo, LLC
Premises: 1904 Lamington Road, Block 21, Lot 16
Bedminster Twp., Somerset County, New Jersey (the "Property")

To the Township of Bedminster:

I, Dorothea Schlosser, the Buyer of the Property, which is scheduled to close today, June 5, 2024, agree to the following items with the Township of Bedminster:

1. At my cost and expense, I will have the plumbing hydro test performed on the swimming pool within one-month post-closing to be witnessed and passed by the plumbing inspector; and
2. In addition to the hydro test, I will also have the dangerous and non-compliant condition of an exposed swimming pool bonding wire corrected within one-month post-closing.

BUYER:

1904 LAMINGTON RD, LLC,
a New Jersey limited liability company

DocuSigned by:

DOROTHEA SCHLOSSER

B54B331490CC4E0...

By: Dorothea Schlosser, individually
and as Member



Bedminster Township
One Miller Lane
Bedminster, NJ 07921

Date Issued 7/7/2023
Vio Number V-23-00022
Tracking Number
Permit Number
Permit Issued Date

NOTIFICATION OF SATISFACTION

Construction Code Division

Identification

Work Site Location: 1904 LAMINGTON ROAD BEDMINSTER, NJ 07921
Block: 21
Lot: 16
Owner in Fee: CANE & CAVALLO LLC,
Owner Address: 1904 LAMINGTON ROAD BEDMINSTER NJ 07921
Agent/Contractor ANTHONY & SYLVAN POOLS
Address 350 HIGHWAY 9 NORTH ENGLISHTOWN NJ 07726

Action

Date of Notice: 7/7/2023 Date of inspection: 5/17/2023 Compliance Date: 7/21/2023 Closure Date: 6/6/2024

Violation

Unsafe Structure NJAC 5:23 - 2.32 The swimming pool does not have the code compliant barrier surrounding it as is required and was originally proposed. No fence, complying with the above cited pool code, was ever installed around the pool area.

Closure

This is to acknowledge that the above listed Owner/Agent has conformed with the requirements of the New Jersey Administrative Code, Title 5, Chapter 23, Subchapter 2, known as the Uniform Construction Code, in terminating all violations as stated above.

Therefore, the Construction Code Enforcement Agency of Bedminster Township find the matter closed.

Further, all outstanding penalties assessed in this matter have been abated.

Receipt

6/6/2024 Check: \$75,000.00 WireTransfer 6-6-24

NOTE: Fees have been paid by wire to township current fund account at Peapack-Gladstone bank as a condition of the property transfer to the buyer. Permits remain open until the issues in the attached affidavit have



Bedminster Township
One Miller Lane
Bedminster, NJ 07921

Date Issued 7/7/2023
Vio Number V-23-00023
Tracking Number
Permit Number
Permit Issued Date

NOTIFICATION OF SATISFACTION

Construction Code Division

Identification

Work Site Location: 1904 LAMINGTON ROAD BEDMINSTER, NJ 07921
Block: 21
Lot: 16
Owner in Fee: CANE & CAVALLO LLC,
Owner Address: 1904 LAMINGTON ROAD BEDMINSTER NJ 07921
Agent/Contractor ANTHONY & SYLVAN POOLS
Address 350 HIGHWAY 9 NORTH ENGLISHTOWN NJ 07726

Action

Date of Notice: 7/7/2023 Date of inspection: 5/17/2023 Compliance Date: 7/21/2023 Closure Date: 6/6/2024

Violation

Failure to notify enforcing agency for a required inspection NJAC 5:23-2.18(c) Work proceeded on the construction of a swimming pool without scheduling the required building, plumbing, electrical and fire inspections. Owner and contractor bear joint responsibility for insuring that all inspections have been passed and a certificate of approval issued prior to the completion of the project and use of same.

Closure

This is to acknowledge that the above listed Owner/Agent has conformed with the requirements of the New Jersey Administrative Code, Title 5, Chapter 23, Subchapter 2, known as the Uniform Construction Code, in terminating all violations as stated above.

Therefore, the Construction Code Enforcement Agency of Bedminster Township find the matter closed.

Further, all outstanding penalties assessed in this matter have been abated.

Receipt

6/6/2024 Check: \$75,000.00 WireTransfer06-06-24

Note: Fees have been paid by wire to the township current fund account at Peapack-Gladstone bank as a condition of the property transfer to the buyer. Permits remain open until the issues in the attached affidavit have been resolved. Secondary violations will be assessed to City of Bedminster.