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OPRARequest

From: Concerned Residents of Cooper Grant <opra+request-10133-d9c69a0b@requests.opramachine.com>
Sent: Sunday, March 1, 2020 8:19 AM
To: OPRARequest
Subject: OPRA request - Property information on rentals

Dear Camden 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:

For the following rental properties:

- 102 Linden Street
- 113 Linden Street
- 115 Linden Street
- 123 Linden Street

- 405 N. 2nd Street
- 414 N. 2nd Street
- 516 N. 2nd Street

RECEIVED
2020 MAR -2 A 8:46
MUNICIPAL CLERK OFFICE
CAMDEN, N.J.

I am requesting copies of the following:

1. A request for the latest copy of the most recent rental inspection reports, please include all follow-up reports on inspections, final approval for rental, annual rental registration applications, annual rent control, rental approval, warnings issued if available.
2. Any construction permits and related permits for improvements or rehabs on the property and any reports or recommendations from the historic review board on these properties from Jan 2016 through March 1 2020.

Yours faithfully,

Concerned Residents of Cooper Grant

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-10133-d9c69a0b@requests.opramachine.com

Is OPRArequest@ci.camden.nj.us the wrong address for OPRA requests to Camden City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=camden_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>

PROPERTY MAINTENANCE MANAGER

List Of Violations

September 19, 2019

Reference No.: 10099401

Violation No.	Violation Comments	Violation Description
418-38		In all instances where any premises are to be leased or rented for living quarters, either as rooming units, dwelling units or single-family dwellings, before such premises may be leased or rented, it shall be the duty of the landlord to obtain a certificate of rental approval, which certificate shall verify that the premises in question meet the standards of this ordinance.
09/19/2019		
443-26		[Amended 3-9-1995 by Ord. No. MC-3085]
09/19/2019		A. All owners or landlords shall be required to register all rental dwelling units with the Office of Rent Control annually. The annual registration fee shall be \$25 per unit. Landlords that have registered prior to February 21, 1995, shall not be assessed this fee until January 1996. The registration shall include the following: the address of each dwelling unit, the name and usual address of the manager of the premises, the name and usual address of the owner or person who is authorized to act for and on behalf of the owner for the purpose of receiving service of process and for the purpose of receiving and receipting all notices and demands, the rent charged on each dwelling unit as of the effective date of this chapter, the housing services provided to the occupants or tenants thereof and a list of all vacant units and the date on which said unit or units most recently became vacant. The Rent Control Officer shall provide forms for this purpose.
		[Amended 10-14-1999 by Ord. No. MC-3517; 1-24-2002 by Ord. No. MC-3720; 10-14-2008 by Ord. No. MC-4431 Editor's Note: This ordinance also provided that the yearly renewal date shall be January 31 instead of January 1]
		B. A copy of this registration information shall be kept at the Office of Rent Control and shall be open for public inspection and copying.



CITY OF CAMDEN
DEPARTMENT OF CODE ENFORCEMENT
ENUMERATED SHEET

HOUSING INSPECTION VIOLATION RECORD

LOCATION

115 Linden St

NO. OF STORIES

3

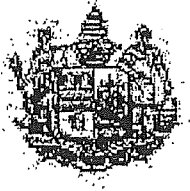
INITIAL INSPECTION: 2/20/2020

REINSPECTION

DATES

CODE	STRUCTURAL - EXTERIOR				CODE	PLUMBING			
620-79(A,B)	Paint				620-92	Toilet - repair			
620-79(J)	Porch - repair				620-90, 96	Faucets - repair			
620-79(F)	Walls - repair - point				620-94	Water Line - repair			
620-79(K)	Chimney - repair - point				620-95	Sewer Line - repair			
620-78(C)	Walls - repair - install				620-95	Clogged Drain - repair			
620-79(I, L)	Stairs - repair - install				620-93, 94	Hot Water System - repair - install			
620-79(M)	Frames - repair - install				620-90-96	Wash Basin, Tub, Toilet - repair - install			
620-79(U)(2)	Handrails - repair - install				620-94	Water Pressure - increase			
620-78(G)	Fence, Gate - repair - install				620-94	Pressure Relief Valve at Hot Water Heater - install			
620-79(G)	Gutter, Downspout, Roof - repair - install								
620-79(H)	Eaves, Flashing, Cornice - repair - install								
620-78(I)	Other, Graffiti								
620-79(C)	House number visible								
620-78(H)	Remove unregistered & stored vehicles								
	STRUCTURAL - INTERIOR								
620-80(A,B)	Walls - repair								
620-80(D)	Floors - repair				620-100	Extension Cords - remove			
620-80(A,B)	Ceiling - repair				620-100	Illegal Wiring - remove - repair			
620-79(G)	Roof Leak - repair				620-87, 100	Light Fixture - repair - install			
620-80(B)	Foundation - repair				620-100	Switches - repair - cover			
620-80(D)	Stairs, Platform - repair				620-100	Receptacles - repair - install			
620-79(B)	Doors - repair - install				620-100	Junction Boxes - install - cover			
620-80(E)	Handrails - repair - install				620-100	Dead Wiring - remove			
620-80(E)	Ballister, Bannisters - repair - install				620-100	Ground Wire to Electrical Service - repair - install			
620-79(N)	Window Panes, Glaze - replace				620-105	Smoke Detectors - install			
620-80(F)	Window make operable								
620-80(F)	Doors, Window make weathertight								
	HEATING SYSTEM								
620-97	Remove Oil from Tank								
620-103	Hot Water vent - seal								
620-103	Fuel Oil Line - repair - cover								
620-97, 98	Heater - repair - install - clean								
620-98	Chimney Stack - repair - seal - clean								
620-103	Heating Facilities - install								
620-100	Carbon Monoxide Detector - install								
620-106	Heat supply								
620-98									

*Revised 2019 per recodification.



City of Camden
Department Code Enforcement, Housing Bureau
520 Market Street - Room 101
Camden NJ 08101
(856)-757-7075

NOTICE OF VIOLATION AND ORDER TO CORRECT
IDENTIFICATION

Reference Number: 10099401	Notice Date:	Comply Date:
Name:	Block: 52	Lot : 117 Qual :
Address:	Site Address: 113 LINDEN ST	Camden City
Phone:		

RECOMMENDATION:

The attached list of item (s) constitute violation (s) of the City of Camden Municipal Code - PROPERTY MAINTENANCE. You are hereby directed to abate said violations within the above specified date of compliance. Failure to comply will oblige this department to take the appropriate action. If you should have any questions, please contact the Department of Code Enforcement, Housing Bureau at 856-757-7075.

S E I

Date

am