



Town of Westfield
959 NORTH AVENUE WEST
WESTFIELD, NJ 07090

Properties in Violation of Building Code

Issued between the dates of 11/1/2025 and 4/27/2026.

Violation Number:	V-25-39	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	ADU BUILDING, LLC
Issue Date:	11/10/2025	Compliance Date:	5/9/2026	Block:	4001
Notice Date:	11/10/2025	Inspection Date:	11/3/2025	Address:	649 CENTRAL AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-40	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	ADU BUILDING, LLC
Issue Date:	11/10/2025	Compliance Date:	5/9/2026	Block:	4001
Notice Date:	11/10/2025	Inspection Date:	11/3/2025	Address:	715 CENTRAL aVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-43	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1797	Subcode:	Administrative	Owner Name:	569 COLONIAL AVE LLC
Issue Date:	11/21/2025	Compliance Date:	11/21/2025	Block:	1202
Notice Date:	11/24/2025	Inspection Date:	11/21/2025	Address:	701 MOUNTAIN AVE
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-44	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1797	Subcode:	Administrative	Owner Name:	569 COLONIAL AVE LLC
Issue Date:	11/25/2025	Compliance Date:	12/12/2025	Block:	1202
Notice Date:	11/25/2025	Inspection Date:	11/21/2025	Address:	701 MOUNTAIN AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-47	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1435	Subcode:	Administrative	Owner Name:	36 WILSON LLC
Issue Date:	12/12/2025	Compliance Date:	12/17/2025	Block:	5608
Notice Date:	12/12/2025	Inspection Date:	12/11/2025	Address:	65 SUMMIT COURT
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ



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Violation Number:	V-25-48	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1849	Subcode:	Administrative	Owner Name:	DNT HOLDINGS GROUP LIMITED LIABILIT		
Issue Date:	12/17/2025	Compliance Date:	12/17/2025	Block:	4911	Lot:	29
Notice Date:	12/17/2025	Inspection Date:	12/17/2025	Address:	117 PEARL ST		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ

Violation Number:	V-25-50	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1758	Subcode:	Administrative	Owner Name:	PIMENTEL, MANUEL & ALEXANDER		
Issue Date:	12/29/2025	Compliance Date:	12/29/2025	Block:	3905	Lot:	4
Notice Date:	12/29/2025	Inspection Date:	12/29/2025	Address:	16 MARLIN CT		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.18			Zip Code:	07090	State:	NJ

Violation Number:	V-26-01	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	MANBRO INC		
Issue Date:	1/5/2026	Compliance Date:	1/28/2026	Block:	2601	Lot:	4
Notice Date:	1/5/2026	Inspection Date:	12/18/2025	Address:	1200 SOUTH AVENUE W		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090	State:	NJ

Violation Number:	V-26-05	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	LIPARI, BRANT & LORI		
Issue Date:	1/14/2026	Compliance Date:	1/29/2026	Block:	201	Lot:	69
Notice Date:	1/14/2026	Inspection Date:	1/13/2026	Address:	17 SUNNYWOOD DRIVE		
Infraction:	Notice and Order of Penalty						
Code:	N/A			City:	Westfield		
Statute:	N/A			Zip Code:	07090	State:	NJ

Violation Number:	V-26-06	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1415	Subcode:	Administrative	Owner Name:	M&M HOME SPECIALTY L L C		
Issue Date:	1/15/2026	Compliance Date:	1/15/2026	Block:	4801	Lot:	36
Notice Date:	1/15/2026	Inspection Date:	1/15/2026	Address:	941 BEVERLY DR		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ



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Violation Number:	V-26-07	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	ERRAZO, EMMA - ERRAZO, ROBERTO H		
Issue Date:	1/22/2026	Compliance Date:	1/21/2026	Block:	2811	Lot:	38
Notice Date:	1/22/2026	Inspection Date:	1/21/2026	Address:	310 ST JOHNS PLACE		
Infraction:	Notice of Unsafe Structure						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090	State:	NJ

Violation Number:	V-26-11	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-2074	Subcode:	Administrative	Owner Name:	PEREZ, MARC & ERIN		
Issue Date:	2/6/2026	Compliance Date:	2/6/2026	Block:	4503	Lot:	3
Notice Date:	2/6/2026	Inspection Date:	2/6/2026	Address:	847 NANCY WAY		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ

Violation Number:	V-26-12	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	C-02-26-0178	Subcode:	Administrative	Owner Name:	WARREN, PETER J & KATHRYN J		
Issue Date:	2/19/2026	Compliance Date:	3/6/2026	Block:	3904	Lot:	7
Notice Date:	2/19/2026	Inspection Date:	2/18/2026	Address:	37 MANITOU CIR		
Infraction:	Notice and Order of Penalty						
Code:	N/A			City:	Westfield		
Statute:	N/A			Zip Code:	07090	State:	NJ

Violation Number:	V-26-15	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1750	Subcode:	Administrative	Owner Name:	KORFMACHER WALTER & MADELEINE		
Issue Date:	3/30/2026	Compliance Date:	4/14/2026	Block:	2813	Lot:	12
Notice Date:	3/30/2026	Inspection Date:	3/30/2026	Address:	252 HAZEL AVE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.15(b)1			Zip Code:	07090	State:	NJ

Violation Number:	V-26-16	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	26-0413	Subcode:	Administrative	Owner Name:	779 Lamberts Mill LLC		
Issue Date:	4/1/2026	Compliance Date:	4/1/2026	Block:	4401	Lot:	44
Notice Date:	4/1/2026	Inspection Date:	4/1/2026	Address:	779 LAMBERTS MILL RD		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	WESTFIELD		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ



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Issued between the dates of 11/1/2025 and 4/27/2026.

Violation Number:	V-26-17	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	21-1029	Subcode:	Administrative	Owner Name:	MANDEL, MARC & SARAH
Issue Date:	4/10/2026	Compliance Date:	5/10/2026	Block:	4502
Notice Date:	4/10/2026	Inspection Date:	4/10/2026	Address:	806 NANCY WAY
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-18	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-0445	Subcode:	Administrative	Owner Name:	Y M C A
Issue Date:	4/16/2026	Compliance Date:	5/18/2026	Block:	2504
Notice Date:	4/16/2026	Inspection Date:	4/16/2026	Address:	138 FERRIS PL
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ