

Mayor
Suzanne Cairns Wells

Borough Council
William Corbi, Council President
Kirk Fullerton, Councilman
Laura Major, Councilwoman
Julie Scott, Councilwoman
James Quinn, Councilman
Edgar Wilburn, Councilman



Michelle Hack, RMC, CMR
Municipal Clerk
mhack@riverton-nj.com

TELEPHONE: (856) 829-0120
Fax: (856) 829-1413
www.riverton-nj.com

BOROUGH HALL
505A Howard Street
Riverton, NJ 08077

January 25, 2022

Valerie Daberkoe
EnviroSure, Inc
opra+request-29391-519bc276@requests.opramachine.com
SENT VIA EMAIL ONLY

Dear Ms. Daberkoe:

I am in receipt of your Open Public Records Request dated February 10, 2022 wherein you made the following request:

EnviroSure is conducting a Phase I ESA at 601 Lippincott Avenue (Block 1100; Lot 1). In that regard, we are requesting a search of all files pertaining to the property. Especially, underground storage tanks, environmental concerns, building permits and ownership records.

As stated by the New Jersey Government Records Council, "any and all" records are considered overly broad. In a good faith effort, I am not denying your request and providing records to best of my ability as outlined below:

<i>Ownership records</i>	This portion of your request is overly broad and does not identify a type of record sought. Deeds are not under the jurisdiction of the Borough and can be obtained through the County of Burlington.
<i>Building permits, etc.</i>	The Borough conducted a search of the construction records and provided all construction permits pursuant to your request. There is a drawing plan for a containment basin. I do not have the ability to provide an electronic copy of that plan due to the size of the drawings without invoking a special service charge. Please contact me to discuss a method of delivery and cost estimate
<i>Underground storage tanks, environmental concerns</i>	The Borough is not in possession of any DEP files related to this site however the NJ DEP retains jurisdiction of all environmental related records. Wells and septic are under the jurisdiction of the County of Burlington.

If you would to revise or refine your request please do not hesitate to contact me. I will be glad to assist you locate specific records related to this request.

Sincerely,
BOROUGH OF RIVERTON

Michelle Hack

Michelle Hack, RMC

Riverton Boro Construction Office
505A Howard St
Riverton NJ 08077
(856)829-0120



CERTIFICATE

0331 - RIVERTON BORO

Date Issued: 12/19/2018
Permit # 18-01101
Certificate: 1801101.1

IDENTIFICATION

Block 1100 Lot 1 Qualifier
Work Site Location 601 LIPPINCOTT AVE
RIVERTON BORO, NJ 08075
Owner in Fee 601 LIPPINCOTT LLC
Address 17 ABBOTTSFORD ROAD
MARLTON, NJ 08075-0805
Telephone (609) 820-0776
Contractor HARTFORD ELECTRIC COMPANY
Address 488 HARTFORD ROAD
MT LAUREL, NJ 08054
Telephone (856) 642-6222 FAX
Lic No/Bldrs Reg No. Fed. Emp. No. 223743398

Home Warranty No.
Type of Warranty Plan [] State [] Private
Use Group ICC/R-5
Maximum Live Load
Construction Class
Max. Occupancy Load
Description of Work/Use
SERVICE 200 AMP ANS 100 SUB PANAL

Home Imprv. Reg No. / Exempt
Reason -

☐ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of the inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be

☐ CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- [] Total removal of lead-based paint hazards in scope of work
[] Partial or limited time period (0 years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until


CONSTRUCTION OFFICIAL

PermitsNJ

Fee \$0.00

Paid [\$0.00]

Collected by:

Check No.

PNJF260 rev. (5/2013)

Printed On: 12/23/2018 10:30



CONSTRUCTION PERMIT

Date Issued 08-20-09

Permit # 09-08-04

IDENTIFICATION Block 1100 Lot 1
Work Site Location 601 Lippincott Ave Qualification Code
Riverton, NJ
Owner in Fee DJ Building LLC Contractor GMS Electrical Contractor, Inc.
Address 601 Lippincott Ave Address P.O. Box 515
Riverton, NJ Berlin, NJ 08009
Tel. (856) 297-8940 Tel. (856) 809-9200
Lic. No. or Bldrs. Reg. No. 11577A

Is hereby granted permission to perform the following work:

- | | | |
|---|---|--|
| ☐ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☐ ELECTRICAL | ☐ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT | ☐ OTHER _____ |
| (Subchapter 8 only) | | |

DESCRIPTION OF WORK:

Replace SERVICE

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 4,000.00
[Signature]
Construction Official

8/19/09
Date

PAYMENTS (Office Use Only)

Building	_____
Electrical	<u>92-</u>
Plumbing	_____
Fire Protection	_____
Elevator Devices	_____
Other	<u>94-</u>
DCA State Permit Fee	<u>2-</u>
Cert. of Occupancy	_____
Other	_____
Total	<u>94-</u>
Check No.	<u>1281</u>
Cash	_____
Collected by	<u>[Signature]</u>

(see reverse side)

U.C.C. F170 (rev. 01/04)

1. WHITE-INSPECTOR

2. CANARY-OFFICE

3. PINK-TAX ASSESSOR

4. GOLD-APPLICANT

1855 St # 794

21928509
No

60587612
Made # 206004859



CONSTRUCTION PERMIT

Date Issued 12-3-09

Permit # 09-11-10

09-12-03

IDENTIFICATION Block 1100 Lot 1 Qualification Code _____
Work Site Location 601 Lippincott Ave
Riverton, NJ Contractor _____
Address BT Building LLC Address Same
Owner in Fee _____
Address 601 Lippincott Ave
Riverton, NJ Tel. (856) 297-8440
Lic. No. or Bldrs. Reg. No. _____

Is hereby granted permission to perform the following work:

- | | | |
|---|---|--|
| ☐ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☐ ELECTRICAL | ☐ FIRE PROTECTION | ☒ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT | ☐ OTHER _____ |
- (Subchapter 8 only)

DESCRIPTION OF WORK:

Demo Shed

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 5000-
And [Signature]
Construction Official

12/3/09
Date

PAYMENTS (Office Use Only)	
Building	<u>120-</u>
Electrical	_____
Plumbing	_____
Fire Protection	_____
Elevator Devices	_____
Other	_____
DCA State Permit Fee	<u>0-</u>
Cert. of Occupancy	<u>25</u>
Other	_____
Total	<u>282620-</u>
Check No.	<u>2826</u>
Cash	_____
Collected by	<u>[Signature]</u>

(see reverse side)

U.C.C. F170 (rev. 01/04)

1 WHITE-INSPECTOR

2 CANARY-OFFICE

3 PINK-TAX ASSESSOR

4 GOLD-APPLICANT



CONSTRUCTION PERMIT

Date Issued 3/10/03
Control #
Permit # 03-03-01

IDENTIFICATION Block _____ Lot _____
Work Site Location 601 Lippincott Ave.
Riverton, NJ 08077
Owner in Fee Mr. John Verzi
Address PO. Box 1439
Delran, NJ 08075
Tele. (856) 461-1710
Contractor Petro/Camden
Address 1435 River Rd.
Camden, NJ 08105
Tele. (856) 964-1300
Lic. No. or Bldrs. Reg. No. _____ Exp. Date _____
Federal Emp. No. 061297261
or Social Security No. _____

is hereby granted permission to perform the following work:
☐ BUILDING ☐ PLUMBING ☐ OTHER _____
☒ ELECTRICAL ☒ FIRE PROTECTION

DESCRIPTION OF WORK:
Replace existing oil fired warm air furnace.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 1500 1650
[Signature]
CONSTRUCTION OFFICIAL

U.C.C. Form F-170A
PPCo.

1 WHITE—INSPECTOR 2 CANARY—OFFICE 3 PINK—OFFICE 4 GOLD—APPLICANT

PAYMENTS (Office Use Only)	
Building	<u>40</u>
Plumbing	<u>10</u>
Electrical	<u>46</u>
Fire Protection	
Other	
DCA Training Fee	<u>2</u>
Cert. of Occ.	<u>6</u>
Other	<u>64</u>
Total	
Check No.	<u>64</u>
Cash	
Collected By:	

(see reverse side)



CONSTRUCTION PERMIT

Date Issued

Control #

Permit #

4/15/97

97-06-09

IDENTIFICATION Block 1106 Lot 1Work Site Location 303 Delaware601 - Lippincott

Owner in Fee

Address

Tele. ()

Contractor

Address

Tele. ()

Lic. No. or Bldrs. Reg. No. Exp. Date

Federal Emp. No.

or Social Security No.

is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ OTHER
- ☒ ELECTRICAL ☐ FIRE PROTECTION
- ☐ ELEVATOR DEVICES

DESCRIPTION OF WORK:

Fire Separation wall & Concrete Pad
Electrical work

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 5000

CONSTRUCTION OFFICIAL

PAYMENTS (Office Use Only)

Building	<u>120</u>
Electrical	<u>82.</u>
Plumbing	
Fire Protection	
Elevator Devices	
Other	<u>4</u>
DCA Training Fee	
Cert. of Occ.	
Other	<u>106</u>
Total	
Check No.	<u>1424</u>
Cash	
Collected By:	

(see reverse side)

2 Canary = Office Copy
4 Gold = Applicant Copy

Contact
Fire Map
for fire permit
829-0068



**BUILDING
SUBCODE
TECHNICAL SECTION**



Date Received 12/11/96
Date Issued
Control #
Permit # 96-12-05

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1100 Lot 601
Work Site Location Riverston 601 Lippincott Ave
Owner in Fee John Verzi T/A Dura Seal Line Stripping
Address P.O. Box 1439 Deham, N.S.
Tele. (800) 551-5001
Contractor 3rd General Contracting
Address 106 Jacqueline Ave Deham
Tele. (604) 461-2025
Lic. No. or Bldrs. Reg. No.
Federal Emp. No. 22-30920 or Social Security No. 150-35-6816

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)
☐ No Plans Req.			Type:	Failure Failure Approval Initial
☐ All			Footings	
☐ Footing			Foundation	
☐ Foundation			Slab	
☐ Frame			Frame	
☒ Other <u>Specs</u> 12/11/96			Insulation	
Joint Plan Review Required:			Finishes:	
☐ Elec. ☐ Plumb. ☐ Fire			Energy	
SUBCODE APPROVAL			Mechanical	
☐ CO ☐ CCO ☒ DCA			TCO	
Date: <u>11/14/97</u>			Other	
Approved By: <u>V. Searl</u>			Final	<u>1/14/97</u>

B. BUILDING CHARACTERISTICS

Use Group Present 551 Proposed
Constr. Class Present Proposed
No. of Stories
Height of Structure Ft.
Area—Largest Floor Sq. Ft.
New Bldg. Area/All Floors Sq. Ft.
Volume of New Structure Cu. Ft.
Total Land Area Disturbed Sq. Ft.

Est. Cost of Bldg. Work:

1. New Bldg. \$ 10,000.00
2. Alteration \$ 10,000.00
3. Total (1+2) \$ 20,000.00

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Install new 2 1/2" roof insulation a GAF Granulated Modified Bitumen Rubber Roof System to 4000 sq. ft. main flat roof of building

TYPE OF WORK:

- ☐ New Building
☐ Addition
☐ Alteration
☒ Roofing
☐ Siding
☐ Fence Height (6' or over)
☐ Sign Sq. Ft.
☐ Pool
☐ Asbestos Abatement
☐ Other
☐ Other
☐ Demolition

(Office Use Only)

FEE

\$ 240.

Paid ☒ Check # 5587 Administrative Surcharge \$
Collected by: [Signature] Minimum Fee \$
DCA TRAINING FEE \$ 81
TOTAL FEE \$ 248.



CONSTRUCTION PERMIT

IDENTIFICATION Block 1100

Work Site Location 601 Lippincott
Riverton, New Jersey

Lot 1

Date Issued

Control #

Permit #

96-05-01

Owner in Fee Wind-E-Ranch, Inc.

Address 100 EAST BROAD ST. BOX 533
PALMYRA, N.J. 08065

Tele. (609) 829-0267

Contractor Dura Seal Asphalt Sealing & Line Stripping, Inc.
P.O. Box 1479
Delran, N.J. 08075
(TENANT)

Tele. (609) 461-5724

Lic. No. or Bldrs. Reg. No. _____

Federal Emp. No. _____

Exp. Date _____

or Social Security No. _____

is hereby granted permission to perform the following work:

☐ BUILDING

☐ PLUMBING

☐ ELECTRICAL

☐ FIRE PROTECTION

☐ ELEVATOR DEVICES

☒ OTHER Containment

Basin.

DESCRIPTION OF WORK:

* Update for Elec

Tank Installation w/
Containment.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 6000

CONSTRUCTION OFFICIAL

1 WHITE—INSPECTOR 2 CANARY—OFFICE 3 PINK—OFFICE 4 GOLD—APPLICANT

PAYMENTS (Office Use Only)

Building 48.5

Electrical 56.5

Plumbing _____

Fire Protection 65.5

Elevator Devices _____

Other _____

DCA Training Fee 5.5

Cert. of Occ. CCO - 120.5

Other _____

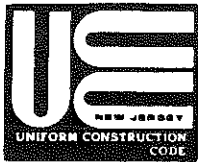
Total 235.594

Check No. 1808

Cash _____

Collected By: _____

(see reverse side)



APPLICATION FOR CERTIFICATE

Date Received
Date Permit Issued
Control #
Permit #
Date Issued

IDENTIFICATION

Block 1100 Lot 1
Work Site Location 601 Lippincott, RIVINGTON Contractor Dura Seal Asphalt Sealing & Line Striping Inc
Address P.O. Box 1429
Delmar, N.J. 08075
Owner in Fee Wind-E-Ranch
Address 101 EAST BRIDGE ST. BOX 533 Tele. (609) 461-1710
PALMYRA N.J. Lic. No. _____
Tele. (609) 429-0267 Federal Emp. No. 22-2953426
or Social Security No. _____

ACTION

☐ CERTIFICATE OF OCCUPANCY ☐ CERTIFICATE OF APPROVAL
☒ CERTIFICATE OF CONTINUED OCCUPANCY ☐ TEMPORARY CERTIFICATE OF OCCUPANCY
USE GROUP _____ Previous _____ Current _____

FINAL COST OF CONSTRUCTION: \$ 2,000.00

(Include value of any new structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans filed with the construction permit. Use space below to describe any deviations from approved plans:

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

DESCRIPTION OF WORK/USE:

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and Regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____

☐ Owner
☐ Agent

OWNER/AGENT

GENERAL NOTES

1. CONFORM TO ALL APPLICABLE CODES.
2. VERIFY CONDITIONS & DIMENSIONS @ SITE. REPORT DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK. PARTITION DIMENSIONS NOMINAL.
3. LIVE LOADS: FLOOR 500# P.S.F.
4. USE GROUP: S-2.
5. CONSTRUCTION TYPE: 3-B.
6. REPAIR ALL WORK DISTURBED.
7. WORK TO BE REMOVED SHALL BE REMOVED FROM SITE.
8. CONTAINMENT BASIN 3'-0" X 12'-0" X 7.48 GAL/CF = 6,732 GAL. CAPACITY.

x251

4/3/96
W.C.

pn 93606A
4/10/96
D

CONTAINMENT BASIN

601 LIPPINCOTT AVE., RIVERTON

WALTER CROFT, AIA

ARCHITECT AI - 13343

2 WOODSIDE LANE, RIVERTON, NJ 08077

WALTER H. CROFT, AIA

ARCHITECT

7 LAUREL RD. RIVERTON, N.J. 08077

TEL 609-829-0337 FAX. 609-829-8876

Walter Croft

AI-02695 NJ

RA-004883-B PA

REVISIONS

DATE

APRIL 1996

SHT

SCALE

3/4" = 1'-0"

1

fine only
4-10-96



PERMIT UPDATE

Date Update Issued 3/1/95
Control #
Permit # 95-03-4
Date Permit Issued

IDENTIFICATION Block 1100 Lot 1
Work Site Location 601 LIPPINCOTT Contractor HARDERS
RIVERTON Address 100 E. BROAD ST
Owner in Fee WINDE RANCH CORP. PALMYRA, NJ
Address 600 MAJOR RD Tele. () 884-0267
CINNA, NJ 08077 Lic. No. or Bldrs. Reg. No. 468
Tele. () 884-3244 Federal Emp. No. 22-1759699
or Social Security No. _____

is hereby granted permission to perform the following work:

☒ BUILDING ☐ PLUMBING ☐ Other _____
☐ ELECTRICAL ☐ FIRE PROTECTION

DESCRIPTION OF WORK:

REPLACE ROOF

Estimated Cost of Work \$ 1000.00

[Signature]
CONSTRUCTION OFFICIAL

PAYMENTS (Office Use Only)

Building 465
Plumbing _____
Electrical _____
Fire Protection _____
Other _____
Other _____
DCA Training Fee 1.5
Cert. of Occ. CA 5
Other _____
Total 52.5
Check No. 24113
Cash _____
Collected By: 52.00

U.C.C. Form F-190A

1 WHITE—INSPECTOR COPY 2 CANARY—OFFICE COPY 3 PINK—OFFICE COPY 4 GOLD—APPLICANT COPY

Revised Form 06 3/1-5/8
900 - Form
1100