

Township of Logan

Linda L. Oswald, RMC, CMR
Municipal Clerk
RMC License # C-1293
CMR License # 1965
email: loswald@logan-twp.org



125 Main Street • P.O. Box 314
Bridgeport, New Jersey 08014
Phone: (856) 467-3424
Fax: (856) 467-1061

March 22, 2018

Thomas H. King
Real Estate Diligence LLC
Via: Email opra+request-1308-ed23141d@requests.opramachine.com

RE: OPRA Request #40-2018
395 Pedricktown Road/Block 3001, Lot 15.04

Dear Mr. King:

As the Official Records Custodian for Logan Township, I received your Open Public Records Act (OPRA) request on March 13, 2018. As such, the seven (7) business day deadline to respond to your request is March 22, 2018. This response to your request is being provided to you on the 7th day after the Township's receipt of said request.

The following records are being provided in their entirety and are responsive to your request:

1. Certificate of Occupancy, 1 page.
2. Permits, 3 pages.

Copying fee for these records is waived due to the records being provided by your preferred method of email.

An extension is required for the any record pertaining to the most recent fire inspection as the Fire Official has limited office hours that vary and has not yet responded. An extension until April 29th, representing 5 days, will be sufficient to be able to respond accordingly.

If your request for access to a government record has been denied or unfilled within the (7) business days required by law, you have a right to challenge the decision by Logan Township to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Counsel (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc.

The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the County Clerk in your County.

Sincerely,

Linda L. Oswald, RMC, CMR
Municipal Clerk
Records Custodian

llo

40-2018

Linda Oswald

From: Thomas H. King <opra+request-1308-ed23141d@requests.opramachine.com>
Sent: Tuesday, March 13, 2018 10:39 AM
To: OPRA requests at Logan Township
Subject: Open Public Records Act request - Fire Inspection Report, Construction Permit, Certificate of Occupancy for 395 Pedricktown Road

Dear Logan Township,

This is a request for public records made under OPRA and the common law right of access. Please acknowledge receipt of this message.

Records requested:

RE: 395 Pedricktown Road
Block 3001
Tax Lot 15.04

1. Copy of the most recent fire inspection report for 395 Pedricktown Road
2. Are there any outstanding building code or fire inspection violations?
3. Copies of the original Construction Permit and Certificate of Occupancy for the shell building and tenant improvement construction.

Electronic copies are preferred via email.

Yours faithfully,
Mr. Thomas H. King
Real Estate Diligence LLC

Please use this email address for all replies to this request:
opra+request-1308-ed23141d@requests.opramachine.com

Is loswald@logan-twp.org the wrong address for Open Public Records Act requests to Logan Township? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=logan_township

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>

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA officer, please ask your web manager to link to us from your organisation's OPRA page.

LOGAN TOWNSHIP

P.O. BOX 314
BRIDGEPORT, NJ 08014
(856)467-3626 FAX (856)467-9260

Permit No. 201700452
Control No. 16499
Block/Lot 3001/15.04/QFARM
Date 1/22/18

Certificate of Occupancy

IDENTIFICATION

Block/Lot 3001/15.04/QFARM
Work Site Location 395 PEDRICKTOWN

Owner in Fee/Occupant DP PARTNERS LOGAN I LLC
Address 5500 EQUITY AVE
RENO, NV 89502

Telephone
Contractor Blue Rock Construction
Address 1712 Hancock Lane
Burlington NJ 08016

Telephone (609)747-7758 FAX
Lic. No. or Bldrs. Reg. No. 01-0548802- / /
Federal Emp. No.

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 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 the owner will be subject to fine or order to vacate: _____


BRIAN HACKING, Construction Official

U.C.C. F260
(rev. 3/96)

Home Warranty No.

Type of Warranty Plan: [] State [] Private

S-1

Use Group

Maximum Live Load

Construction Classification

Maximum Occupancy Load

Description of Work/Use:

TENANT FIT OUT

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 (_____ 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 _____

Permit Fee \$ 22,975
Paid [] Check No. 28827
Collected by: MG

LOGAN TOWNSHIP

P.O. BOX 314

BRIDGEPORT, NJ 08014

(856)467-3626 FAX (856)467-9260

CONSTRUCTION PERMIT 395 PEDRICKTOWN

Owner in Fee DP PARTNERS LOGAN I LLC
Address 5500 EQUITY AVE
RENO, NV 89502
Phone (973)387-8460 FAX

Contractor
Address
Phone
Bldr Reg#/Fed ID

Blue Rock Construction
1712 Hancock Lane
Burlington NJ 08016
(609)747-7758
01-0548802- / /

Permit No. 201700164
Control No. 16091
Block/Lot 3001./15.04/QFAI
Applic/Issued 5/04/17 15-3-17
Applicn Issued

Applicant is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ DEMOLITION ☐ OTHER
☐ ELECTRIC ☐ FIRE ☐ ASBESTOS ABATEMENT ☐ ONGOING -
☐ ELEVATOR ☐ MECHANICAL ☐ LEAD HAZARD ABATEMENT

Description of Work

FOOTINGS , FOUNDATIONS AND SHELL

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

Estimated cost of work \$250,000

Construction Official FRANK SERVAIS

PAYMENTS (Office use only) *

Building \$378378
Electrical 0
Plumbing 0
Fire Protection 0
Elevator Devices 0
Mechanical/Other 0
DCA Training Fee 70706
Certificate of Occupancy 0
Other 0
Total \$449084
Check No. 44990 449,084.00
Cash
Collected by NLA
Total Administrative Fee: \$0

70706
40108

Refund Due \$30,598

LOGAN TOWNSHIP

P.O. BOX 314

BRIDGEPORT, NJ 08014

(856)467-3626 FAX (856)467-9260

*Spitzer
Revised*

Permit No. 201700164
Control No. 16091
Block/Lot 3001./15.04//QFARI
Applic/Issued 5/04/17 /
Applic'n Issued

CONSTRUCTION PERMIT
395 PEDRICKTOWN

Owner in Fee DP PARTNERS LOGAN I LLC
Address 5500 EQUITY AVE
RENO, NV 89502
Phone (973)387-8460 FAX

Contractor Blue Rock Construction
Address 1712 Hancock Lane
Burlington NJ 08016
Phone (609)747-7758
Bldr Reg#/Fed ID 01-0548802- / /

Applicant is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ DEMOLITION ☐ OTHER
☐ ELECTRIC ☐ FIRE ☐ ASBESTOS ABATEMENT ☐ ONGOING -
☐ ELEVATOR ☐ MECHANICAL ☐ LEAD HAZARD ABATEMENT

Description of Work

FOOTINGS AND FOUNDATIONS
BUILDING DIMENSIONS

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

Estimated cost of work \$2,500,000

Construction Official

*FRANK SERVAYS***PAYMENTS (Office use only) ***

Building \$378378
Electrical 0
Plumbing 0
Fire Protection 0
Elevator Devices 0
Mechanical/Other 0
DCA Training Fee 40108
Certificate of Occupancy 0
Other 0
Total \$418486
Check No.
Cash \$418593
Collected by MG
Total Administrative Fee: \$0



BUILDING SUBCODE TECHNICAL SECTION



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

Block 3001 Lot 15104 Qualification Code _____

Work Site Location 395 PEORICKTOWN ROAD

Owner in Fee: DP PARTNERS, LOGAN VIII LLC

Tel. (973) 387-8460 e-mail JMAGLIANO@DERMOBY.COM

Address 11111111 CHATHAM, NJ 07928 municipality

Contractor: BLUE ROCK CONSTRUCTION Tel. (609) 747-7758 zip code

Address 1712 HANCOCK LANE e-mail CCOLONA@BLUE.ROM

BURLINGTON, NJ 08016

Contractor License No. or Builder Registration No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 01-0548802 FAX: (609) 747-7708

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)	Failure	Approval	Initial
☐ 1. No Plans Required			Type:				
☐ 1. All			Footings				
☐ 1. Footings/Foundations			Footings Bonding				
☐ 1. Structural Framework			Foundation				
☐ 1. Exterior			Slab				
☐ 1. Interior			Frame				
☐ 1. Truss Sys./Bracing							
☐ 1. Barrier-Free							
☐ 1. Elevator			Insulation				
☐ 1. Fire			Finishes -Base Layer				
☐ 1. Fire			Finishes -Final				
☐ 1. Energy							
☐ 1. Mechanical							
☐ 1. TCO							
☐ 1. Other							
☐ 1. Final							
☐ 1. Barrier-Free							

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	Constr. Class	Present	Proposed
No. of Stories	<u>1</u>	<u>3-1</u>	If Industrialized Building:	State Approved	HUD
Height of Structure	<u>41'</u>		Est. Cost of Bldg. Work:		
Area — Largest Floor	<u>481,748</u> sq. ft.		1. New Bldg.	\$	
New Bldg. Area/All Floors			2. Rehabilitation	\$	
Volume of New Structure			3. Total (1+2)	\$	
Max. Live Load					
Max. Occupancy Load					

U.C.C. F110
(rev. 11/09)

Date Received
Control #

5-8-17
Date Issued
Permit # 2017001404

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.

Sign here: [Signature]

Print name here: CHRIS COLONA, BLUE ROCK

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Footings: Foundations

BUILDING DIMENSIONS: 114' x 420'

TYPE OF WORK:

- ☒ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☐ Sign
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement
- ☐ Lead Haz. Abatement
- ☐ Radon Remediation
- ☐ Other
- ☐ Demolition

FEE (Office Use Only)

\$ 378,578

Administrative Surcharge \$
Minimum Fee \$
State Permit Surcharge Fee \$
TOTAL FEE \$

1 White = Inspector Copy
2 Canary = Office Copy
3 Pink = Office Copy
4 Hard = Applicant Copy