

RECEIVED

AUG 23 2022

Karen Gallagher

From: Chris Wood
Sent: Tuesday, August 23, 2022 9:13 AM
To: Karen Gallagher
Subject: FW: ** EXTERNAL **OPRA request - I am requesting the certificate of occupancy and related inspection reports for Mark and Betsy Laute living ate 225 E Wildwood Ave Unit 516 Wildwood Nj 08260.

City Clerk's Office

-----Original Message-----

From: Diplomat Condo Owner <opra+request-34873-d9d46f2d@requests.opramachine.com>
Sent: Monday, August 22, 2022 10:23 AM
To: Chris Wood <cwood@wildwoodnj.org>
Subject: ** EXTERNAL **OPRA request - I am requesting the certificate of occupancy and related inspection reports for Mark and Betsy Laute living ate 225 E Wildwood Ave Unit 516 Wildwood Nj 08260.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Wildwood 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:

I am requesting the certificate of occupancy and related inspection reports for Mark and Betsy Laute living ate 225 E Wildwood Ave Unit 516 Wildwood Nj 08260.

Yours faithfully, The Diplomat

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-34873-d9d46f2d@requests.opramachine.com

Is cwood@wildwoodnj.org the wrong address for OPRA requests to Wildwood City? If so, please contact us using this form:

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

View this OPRA request & responses online:

https://opramachine.com/request/i_am_requesting_the_certificate

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

CITY OF WILDWOOD

MEMORANDUM

TO: KAREN M. GALLAGHER, DEPUTY CITY CLERK
FROM: KATE DUNN, CONSTRUCTION OFFICE, PLANNING/ZONING
OFFICE
SUBJECT: OPRA REQUEST FORM
DATE: 08/30/2022

Karen:

Attached is the Certificate of Continued Occupancy that was issued when the property 225 E. Wildwood Ave Unit 516 was sold to Mark & Betsey Laute in 2020. I also attached the Certificate of Approval for the permit that was taken out for the railings that were replaced. I don't have anything further on file for this unit.

Thank You,



Kate Dunn



THE CITY OF WILDWOOD
CODE ENFORCEMENT & PROPERTY MAINTENANCE
4400 NEW JERSEY AVENUE
WILDWOOD, NEW JERSEY 08260
PHONE: 609-522-2444 EXT. 249 OR 240
FAX: 609-522-2524

No: 20-6416

CERTIFICATE OF CONTINUED OCCUPANCY

This is to certify that there being compliance with the City of Wildwood Property Maintenance Code, minimal standards for property occupancy, as to the premises situated at:
225 E Wildwood Ave, Unit 516 known as block and lot: 201.00-004.00, on the tax map for the said City of Wildwood, the same is eligible for continued occupancy as of October 7, 2020.

Habitable space for 4 persons.

OWNER/SELLER: Sunnydaze Shore Rentals LLC
OCCUPANT/BUYER: Mark & Beth Lanta

FEE: \$ 95.00 PAID: \$ 95.00 OWES: \$ 0.00

NOTE: *WHEN DWELLING OWNERSHIP CHANGES,*
A NEW C.C.O. MUST BE OBTAINED.

COMMENTS:


Code Enforcement Inspector

TAKE NOTICE THAT: Pursuant to N.J.A.C. 5:70-2.2(e) of the New Jersey Uniform Fire Code; Subsequent owners shall be responsible for correcting unabated violations and for the payment of outstanding fees, and/or penalties **whether or not** they have requested a certificate of fire code status. **This is not included in your CCO.** Upon request of the owner, contract purchaser, or the authorized agent of any of them, the LEA having jurisdiction over the premises shall issue a certificate either indicating that violations exist or that fees and/or penalties remain outstanding according to its records, or which states that its records indicate that no violations remain unabated and no penalties or fees remain unpaid. Upon request, the agency shall provide copies of the violations list and penalty orders. Requests for Certificates of Fire Code Status shall be made to the Fire Official.



THE CITY OF WILDWOOD
CODE ENFORCEMENT & PROPERTY MAINTENANCE
4400 NEW JERSEY AVENUE
WILDWOOD, NEW JERSEY 08260
PHONE: 609-522-2444 EXT. 249 OR 240
FAX: 609-522-2524

To: Sunnydaze Shore Rentals LLC
817 North Taylor Street
Philadelphia, PA 19130

CERTIFICATE OF CONTINUED OCCUPANCY INVOICE

Property ID: 00575-516
BHI Regis #:
Date: October 7, 2020
Due: November 6, 2020
Invoice No.: 20-6416

Amount Remitted: \$ 95.00

Description of Fee(s)	Fee Amount
CCO	95.00
TOTAL DUE:	95.00

PAYABLE TO: City of Wildwood Fire Department
Office of Code Enforcement
4400 New Jersey Avenue
Wildwood, New Jersey 08260
Phone: (609) 522-2444 x2230

Please return this invoice with your payment.



THE CITY OF WILDWOOD
CODE ENFORCEMENT & PROPERTY MAINTENANCE
4400 NEW JERSEY AVENUE
WILDWOOD, NEW JERSEY 08260
PHONE: 609-522-2444 EXT. 249 OR 240
FAX: 609-522-2524

RECEIPT

Received from: Sunnydaze Shore Rentals LLC
225 E Wildwood Ave, Unit 516
Wildwood, New Jersey 08260

Date: 10/07/2020

Received For: CCO Inspection Fee: 2020
Amount received: \$ 95.00
Check number: 6593/6735

Inspector

**THE CITY OF WILDWOOD
ZONING CERTIFICATE**

CERT # 20-6416

DATE 10/7/2020

Property Address: 225 E. Wildwood Ave, Unit #516 Block: 201 Lot: 4

Brief Legal Description: Condominium

LANDOWNER'S NAME AND ADDRESS:

(IF LAND TRUST, GIVE TRUST NUMBER, TRUSTEE AND LIST ALL BENEFICIARIES ON SEPARATE SHEET)

Sunnydaze Shore Rentals LLC
817 North Taylor Street
Philadelphia, PA 19130

APPLICANT'S NAME AND ADDRESS:

RELATIONSHIP OF APPLICANT TO OWNER:

APPLICABLE ZONING DISTRICT: Tourist/Entertainment (T/E) APPLICABLE L.U.I.,

MINIMUM BUILDING SETBACKS AND SIZE:

Front:

Max Height:

Rear:

Max./Min. Floor Area:

SIDE:
SIDE:

OTHER:

APPROVED USE: Permitted, Multi-Unit Use.

CONDITIONS OF APPROVAL (Permitted Use, Accessory Use, Special, Use, Rezoning, Site Plan, variance, ETC. - ITE CASE NO.)

DOES THIS REQUIRE A SUBDIVISION PLAT? YES ☐ NO ☐
If NO, check one of the following as applicable: PLATTED LOT IN PLATTED S/D ☐ EXISTING PARCEL ☐
CITY S/D EXEMPT #

If exterior construction or a new building addition is proposed, a sketch showing property lines, buildings (Existing and proposed), parking lots (Existing and proposed, Dimensions and minimum setbacks is required:.

IS SKETCH ATTACHED? YES ☐ NO ☒

APPLICANT'S SIGNATURE:
THIS CERTIFICATE IS ISSUED SOLELY FOR THE USE INDICATED, A THE LOCATION SPECIFIED ON THE DATE ISSUED

ZONING CERTIFICATE APPROVED BY:

NAME: Steve Booy
FEE: \$50.00

TITLE: Zoning Office DATE: 10/7/2020

COLLECTED BY: Kate Dunn



THE CITY OF WILDWOOD
CODE ENFORCEMENT & PROPERTY MAINTENANCE
4400 NEW JERSEY AVENUE
WILDWOOD, NEW JERSEY 08260
PHONE: 609-522-2444 EXT. 249 OR 240
FAX: 609-522-2524

RECEIPT

Received from: Daniels Diamond Inc. (Daniels Realty)
9609 Pacific Avenue
Wildwood Crest, New Jersey 08260

Date: 10/07/2020

Received for: Zoning
Amount received: 50.00
Date received: October 7, 2020
Check number: 6593/6735
Received by: City of Wildwood, Office of Code Enforcement



Inspector



WILDWOOD FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

4400 NEW JERSEY AVENUE

WILDWOOD, NEW JERSEY 08260

PHONE 609-846-2030 FAX 609-522-4965

EMAIL fireprev@wildwoodnj.org

CERTIFICATE OF FIRE CODE STATUS



BUSINESS INFORMATION:

Municipal Code: 0514-001
Registration #: 4661

Occupant Load:
LHU Class:
BOCA Use Group:

Business name: SUNNYDAZE SHORE RENTALS, LLC
address: 225 E WILDWOOD AVE
UNIT #516
Wildwood, N.J. 08260
phone: 729-5200

OWNER'S INFORMATION:

Owner's name: SUNNYDAZE SHORE RENTALS, LLC
address: 817 N TAYLOR ST
PHILADELPHIA, PA 19130
phone: 484-888-6187

PURCHASER'S INFORMATION:

Purchaser name: Mark & Beth Lanta
address: 200 Chancellor Drive
Deptford, New Jersey 08096
phone:

*** Attach copy of supporting documentation - e.g., contract of sale, affidavit, etc. ***

[XX] According to our records, as of October 7, 2020 there are no unabated violations or unpaid penalties pertaining to the above premises.

[] Violations and/or penalties exist as of _____. Total penalties due are: _____.

Unabated violation(s) specified on attached inspection report. (Unless 'Abated' appears next to the violation cited, the violation remains and constitutes a continuing violation.)

NOTE: If inspection jurisdiction is local, you must also check with the local enforcing agency for any unabated violations or unpaid penalties.

[] Outstanding registration fees, penalties, judgments exist.

Total registration fees due: _____
Total penalties due: _____
Total interest due: _____
Total amount due: \$ 0.00

Signature and Date

10/7/20

FIRE OFFICIAL

Title

WILDWOOD

WILDWOOD FIRE DEPARTMENT





WILDWOOD FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

4400 NEW JERSEY AVENUE

WILDWOOD, NEW JERSEY 08260

PHONE 609-846-2030 FAX 609-522-4965

EMAIL fireprev@wildwoodnj.org



NEW JERSEY UNIFORM FIRE CODE CERTIFICATE OF SMOKE DETECTOR AND CARBON MONOXIDE ALARM COMPLIANCE

Issued to: Sunnydaze Shore Rentals LLC
817 North Taylor Street
Philadelphia, PA 19130
Block: 201 Lot: 4
Fee Paid: 45.00

Date: October 2, 2020

Issued by: City of Wildwood
Bureau of Fire Prevention
4400 New Jersey Avenue
Wildwood, N.J. 08260
Phone: (609) 846-2030
LEA Code # 0514-001

EXPIRATION SHALL BE 6 MONTHS FROM THE ABOVE DATE.

TAKE NOTICE THAT THE AFOREMENTIONED LOCATION HAS BEEN INSPECTED BY THE DULY APPOINTED LOCAL ENFORCING AGENCY FOR THE ABOVE JURISDICTION.

TAKE FURTHER NOTICE THAT THIS LOCATION COMPLIES WITH THE APPLICABLE REGULATIONS OF THE NEW JERSEY UNIFORM FIRE CODE (N.J.A.C. 5:70-2.3) WITH REGARDS TO SMOKE DETECTOR AND CARBON MONOXIDE ALARM REQUIREMENTS IN A RESIDENCE AT THE TIME OF A CHANGE OF OCCUPANCY OR OWNERSHIP.

<u>FLOOR LEVEL:</u>	<u>TYPE OF DETECTOR:</u>	<u>LOCATION OF DETECTOR:</u>	<u>OPERABLE?</u>
UNIT #516	SMOKE DETECTOR	1 LR, 1 BR	Y
UNIT #516	CARBON MONOXIDE	NO GAS TO UNIT	



City of Wildwood



WILDWOOD FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

4400 NEW JERSEY AVENUE

WILDWOOD, NEW JERSEY 08260

PHONE 609-846-2030 FAX 609-522-4965

EMAIL fireprev@wildwoodnj.org



RECEIPT

Registration No.: 0002

Date: 10/07/2020

Received from: Daniels Diamond Inc. (Daniels Realty)
9609 Pacific Avenue
Wildwood Crest, New Jersey 08260

Received for: SMOKE DETECTOR
Amount received: 45.00
Receipt number: 20-6416
Check number: 6593/6735

A handwritten signature in black ink, appearing to read "D. A. B. R.", written over a horizontal line.

City of Wildwood

City of Wildwood-Const. Office
4400 New Jersey Avenue
Wildwood, NJ 08260
609-5222444

CERTIFICATE IDENTIFICATION

Date Issued: 05/09/2022
Control #: 24357
Permit #: 20220204

Block: 201 Lot: 4 516
Work Site Location: 225 E WILDWOOD AVE, UNIT 516 & 517
WILDWOOD
Owner in Fee: DIPLOMAT CONDO CLUB ASSOC
Address: 225 E WILDWOOD AVE
WILDWOOD NJ 08260
Telephone: 908 821-7732
Agent/Contractor: DIPLOMAT CONDO CLUB ASSOC
Address: 225 E WILDWOOD AVE
WILDWOOD NJ 08260
Telephone: 908 821-7732
Lic. No./ Bldrs. Reg.No.: Federal Emp. No.:
Social Security No.:

Home Warranty No:
Type of Warranty Plan:
Use Group: R-2
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load:
Certificate Exp Date:
Description of Work/Use:
REPLACE RAILINGS ON UNITS 516 & 517

Update Desc. of Wk/Use:

☐ 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 will be subject to fine or order to vacate:

☐ 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


Jason Dilworth Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees: \$0.00
Paid [X] Check No.: 3526
Collected by: KD

OFFICE OF THE CONSTRUCTION OFFICIAL

City of Wildwood-Const. Office
4400 New Jersey Avenue
Wildwood, NJ 08260
609-5222444

Project Inspection Activity Report

Permit No.: 20220204
Issued On: May 04,2022
Closed On: May 09, 2022

IDENTIFICATION

Work Site Location: 225 E WILDWOOD AVE, UNIT 516 & 517

Block : 201

Lot : 4

Owner In Fee: DIPLOMAT CONDO CLUB ASSOC

Address: 225 E WILDWOOD AVE
WILDWOOD , NJ 08260

Subcodes:

Bldg	Elec	Fire	Plmb	Elev	Mech
Y	N	N	N	N	N

Work Type and Description: Repair
REPLACE RAILINGS ON UNITS 516 & 517

Number of Updates: 0

HISTORY

Requested On	Inspected On	Subcode	Inspector	Inspection Types and Results	Comment
05/09/2022	05/09/2022	Building	JD	FINAL : P ;	

Total Inspections: Bldg - 1 Elec - 0 Fire - 0 Plmb - 0 Elev - 0 Mech - 0

Legend : P-Pass F-Fail C-Cancel X-Not Ready N-Not Done ***-Third Party Agency