
From: Susan Turner
Sent: Friday, May 2, 2025 10:17 AM
To: Nicole Torres
Subject: FW: OPRA request - Inspection report

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

From: Kelly Craven <opra+request-75705-f1e6fc6b@requests.opramachine.com>
Sent: Friday, May 2, 2025 10:01 AM
To: Susan Turner <sturner@phillipsburgnj.org>
Subject: OPRA request - Inspection report

Dear Town of Phillipsburg,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested: **INSPECTION REPORT ON MY ADDRESS 58 sitgreaves st Phillipsburg nj**

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully, Kelly Craven



Violation Notice

Inspection Date: 04/11/2025

Prepared By: Pat Kays

Inspection			
Location	58 Sitgreaves Street	Property	Block/Lot: 1421-9
Type	Certificate Application Inspection	Level	Initial
Name	HANN TERRACE, LLC	Inspected	Owner

Result	Fail
Findings	

Violations

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection
CVIO-25-00316	Date: 5/8/2025 Compliance Date: 6/15/2025 Status: OPEN Location: Throughout/As Needed Statute: 447 - Property Maintenance Code of the Town of Phillipsburg Summary: Remove bolt/hasp/chain/keyed locks from interior doors. Interior doors not to have other than privacy locks. Interior doors must be fully openable. Do not store items in hallways, stairways, doorways, etc. so that doors cannot open or that agree access is blocked. Interior doors must be in state of proper repair & operation and have functional hardware. Replace all life safety alarms older than ten years. Replace chirping alarms or replace batteries. 120v alarms not to be replaced with battery-only alarms.

	Bedrooms must be in approved rooms only. Habitable rooms require a minimum of 2 receptacles, and no less than every ten feet of wall space. Repair wall cracks larger than fine to 1/8in. Surfaces must be free from chipped or flaking paint. Replace ripped screens. Screens must be fitted tightly to windows.
CVIO-25-00317	Date: 5/8/2025 Compliance Date: 6/15/2025 Status: OPEN Location: Interior Statute: 447 - Property Maintenance Code of the Town of Phillipsburg Summary: Replace damaged light fixture in front attic room. Prep/paint/repair window sill in 2nd floor hall exhibiting wear, and else as needed. Repair light switch in middle bedroom. Clean bath exhaust fan. Repair bath door/frame/trim so as to eliminate degraded paint and surfaces. Eliminate rubbing on door frame. Repair subfloor in rear enclosed porch. Replace rotten wood on exterior. Replace finish flooring where needed to prevent trip hazard. Spray foam not an acceptable finishing material, and must be covered on interiors/exterior. Spackle must not be left exposed, and finish paint applied in kitchen and else as needed. Address tenant complaint about 'random leak'. Kitchen cabinets must be in proper state of repair. Address tenant complaint about range and else as needed. Repair reverse polarity kitchen receptacles. Breaker was found tripped at time of inspection. Address tenant complaint of 'sparks' Replace laundry outlet with TR GFCI in appropriate box. Wire must be secure and protected from damage. Adequately repair exposed brick and trim area and support replaced water lines. Replace opened covers on electric water heater. Live electrical must not be exposed. Remove bedding from basement. Promptly remove pet waste from basement. Rear left basement area: Remove debris. Cover dirt with 6 mil plastic secured by stone. Repair plumbing trap in rear right corner. Wiring on basement ceiling must be secured. GFCI protect panel receptacle. Replace removed 120v interconnected smoke alarm. Basement not to be used as habitable area.
CVIO-25-00318	Date: 5/8/2025 Compliance Date: 6/15/2025 Status: OPEN Location: Exterior

	Statute: 447 - Property Maintenance Code of the Town of Phillipsburg Summary: Rear exterior door must be in state of proper repair & operation and have functional hardware. Replace rotten wood and support French door sill on rear enclosed porch. Replace T-111 as needed. All exterior surfaces must seal from pests and elements. Gutters must be clean, and downspouts in state of proper repair, draining away from foundations. Yard areas must be maintained free of debris and items. GFCI protect receptacle outside rear enclosed porch. Fencing must be maintained free of damage, and chipping or degraded paint. Front storm door must be in properly operable condition. Debris not to be stored on porch or front property. Repair soffit on right side, front dormer, else as needed. Eliminate flaking/damaged paint. Additional violations may be found upon reinspection.
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If you have any questions regarding the status or nature of a violation, please contact the department at: (908) 454-5500



Department Official - Pat Kays



Code Reference

Inspection Date: 04/11/2025

Location: 58 Sitgreaves Street

Statute Rule	Statute Text
447	The International Property Maintenance Code (2000 Edition) as published by the International Code Council, Inc., is adopted as the Property Maintenance Code of the Town of Phillipsburg, in the State of New Jersey, for the control of buildings, structures, and property as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in 447-3. Repairs, additions, or alterations to a structure of changes of occupancy shall be performed in accordance with the procedures and the provisions of the New Jersey Uniform Construction Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of Chapter 625, Zoning, of the Code of the Town of Phillipsburg.
447	The International Property Maintenance Code (2000 Edition) as published by the International Code Council, Inc., is adopted as the Property Maintenance Code of the Town of Phillipsburg, in the State of New Jersey, for the control of buildings, structures, and property as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in 447-3. Repairs, additions, or alterations to a structure of changes of occupancy shall be performed in accordance with the procedures and the provisions of the New Jersey Uniform Construction Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of Chapter 625, Zoning, of the Code of the Town of Phillipsburg.
447	The International Property Maintenance Code (2000 Edition) as published by the International Code Council, Inc., is adopted as the Property Maintenance Code of the Town of Phillipsburg, in the State of New Jersey, for the control of buildings, structures, and property as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in 447-3. Repairs, additions, or alterations to a structure of changes of occupancy shall be performed in accordance with the procedures and the

	provisions of the New Jersey Uniform Construction Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of Chapter 625, Zoning, of the Code of the Town of Phillipsburg.
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Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-75705-f1e6fc6b@requests.opramachine.com

Is sturner@phillipsburgnj.org the wrong address for OPRA requests to Town of Phillipsburg? If so, please contact us using this form:

https://link.edgepilot.com/s/aef1a9e1/LEEMeGxnXES3pFXD0JDxhA?u=https://opramachine.com/change_request/new?body=town_of_phillipsburg

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://link.edgepilot.com/s/63dae4fd/WzNMRJd8hU2DByBQyyV1WQ?u=https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://link.edgepilot.com/s/6daff8fb/_qyk6bd_aE_kuCtI3yb24A?u=https://opramachine.com/request/inspection_report_4

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

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

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."
