

From: [Anne](#)

Sent: Monday, August 23, 2021 11:13:00 AM

To: [Fulmore, James](#)

Subject: Re: BOH reinspection

Sensitivity: Normal

Mr. Fulmore,

If I couldn't have anyone in the house, in accordance with CDC guidelines, because we were quarantined, I would have contacted you myself. My older daughter was symptomatic on Thursday night. I had her tested for covid on Friday afternoon. I disclosed this to my landlords, as a showing was scheduled for Saturday, which was not rescheduled. I got negative covid test results this morning, which is why I did not contact you to disclose that we were quarantined in accordance with cdc and county guidelines.

You've let landlords speak for tenants, which is counterproductive in this process and creates inefficient means of communication. I've agreed to the decision that was made between you and my landlords and asked that you please proceed with closing the case.

On Aug 23, 2021, at 10:40 AM, Fulmore, James <jfulmore@co.burlington.nj.us> wrote:



Anne,

I received a call from the owner stating you didn't want anyone in the house. Base on that conversation with the owner you didn't want anyone in the property. If the tenant refuses inspection the case get closed. When you replied I was willing to come out. The decision was up to you.

Thank you

James Fulmore
Burlington County Health Department
Senior Housing Inspector
609- 265-5547
Jfulmore@co.burlington.nj.us

From: Anne [mailto:vukiceva@gmail.com]

Sent: Monday, August 23, 2021 10:19 AM

To: Anne <Vukiceva@gmail.com>

Cc: Fulmore, James <jfulmore@co.burlington.nj.us>

Subject: Re: BOH reinspection

The decision was made. I'm not about to ask anyone to reconsider or to argue about how I should have been part of it. Please close the case, Mr. Fulmore, as you've said you would so that I can finally access information everyone else has had access to since the end of June!

On Aug 23, 2021, at 10:17 AM, Anne <Vukiceva@gmail.com> wrote:



Decision was already made, Mr. Fulmore. I just would like you to know that I'm not a tenant "trying to get away with not paying rent" or "playing a game." My guarantor has hired a lawyer and is suing my landlords for breach of contract in civil court. These people rented a unit with a leaking out of service oil tank, among other things, with open permits, with no fire inspection for smoke detector compliance or landlord registration.

They were never denied entrance for repairs. There is no law in NJ that states 24 hour notice for repairs, although you quote it repeatedly. The narrative you've created about what happened the day I scheduled this inspection is entirely false. That tank remained leaking in my basement well over another two weeks after you saw it, more than three months after I reported it to my landlords and the township. I don't think this was handled properly.

Furthermore, given the pandemic, the county should perhaps reconsider its preference for having landlords present during your inspections as we are supposed to be limiting the number of people entering our homes. At this point, as a tenant, it is easier for me to just accept the decision and let lawyers handle these details while I do what I can to use my experience with these landlords in a township that outsources inspections to the county to raise awareness and hopefully, create productive dialogue that leads to change.

Thanks again,
Anne

On Aug 23, 2021, at 9:47 AM, Fulmore, James <jfulmore@co.burlington.nj.us> wrote:



Anne,

We can keep the schedule if everyone can agree.

Thank you

James Fulmore
Burlington County Health Department
Senior Housing Inspector
609- 265-5547
jfulmore@co.burlington.nj.us

From: Anne [<mailto:vukiceva@gmail.com>]
Sent: Monday, August 23, 2021 9:44 AM
To: D & S <driscollgamber@gmail.com>
Cc: Fulmore, James <jfulmore@co.burlington.nj.us>
Subject: Re: BOH reinspection

I'm sorry no one thought to ask me if I was okay with this decision, but it is just one more example of what needs to change in NJ landlord tenant disputes, especially when county officials are involved.

I just spoke to pediatrician. Hadley's test came back negative.

On Aug 23, 2021, at 8:27 AM, D & S <driscollgamber@gmail.com> wrote:



Anne, We talked with James this morning and let him know that you have reported that a member of your household has Covid symptoms. We offered to reschedule our 11am re-inspection appointment. He instead will close the case. He said if this should come up in court that he will testify on our behalf that we have done everything we needed to do and that we responded immediately to make necessary repairs once allowed in the house.

Suzanne and David

Suzanne Driscoll
David Gamber
[REDACTED]
210/212 Mannion Ave
Moorestown, NJ 08057

On Thu, Aug 19, 2021 at 11:33 AM Fulmore, James
<jfulmore@co.burlington.nj.us> wrote:

Good morning,

The inspection is scheduled for Monday August 23, 2021 at 11am.

Thank you

James Fulmore
Burlington County Health Department
Senior Housing Inspector
609- 265-5547
[Jfulmore@co.burlington.nj.us](mailto:jfulmore@co.burlington.nj.us)

From: Anne [mailto:vukiceva@gmail.com]
Sent: Thursday, August 19, 2021 11:19 AM
To: David and/or Suzanne <driscollgamber@gmail.com>
Cc: Fulmore, James <jfulmore@co.burlington.nj.us>
Subject: Re: BOH reinspection

THIS EMAIL DID NOT ORIGINATE FROM WITHIN BURLINGTON COUNTY.

[EXTERNAL EMAIL WARNING]

**PLEASE BE CAUTIOUS WITH ANY LINKS, ATTACHMENTS, OR REQUEST
FOR INFORMATION.**

Suzanne,

I paid full rent yesterday, despite the fact that ac hasn't been repaired and gutters are still leaking. We can argue about this via endless emails, but at present, I'm much more concerned with the pandemic, which among other things, has created a shortage of housing. People can (and do) put disagreements aside and work together. We can do that now. It's my preference actually. Or, you can create laundry lists of my bad behavior, which are easily countered by facts like I was never told dogs were a problem when adjoining was being offered for rent. Or that I waived my right to the 7% interest I was due when security deposit law was broken. Refusing to leave and not having other readily available options are two different things. Showings for this week were already scheduled until I asked to have your behavior addressed. Then, it was my behavior that was suddenly a problem.

I prefer compromise to conflict. I've told you this. I'm suggesting that we work together moving forward to make every showing a positive experience for buyers. I actually googled ideas of what I might do on my end to make positive contributions. It's why I offered you time last Saturday and suggested things like opening up a slot where agents need not give 24 hours notice.

I'm willing to do what I can to help. Short of that, I'm not sure what else I can say. My rights as a tenant and yours as landlords shouldn't be at odds with each other if we each conduct ourselves accordingly moving forward. My behavior, past and present, speaks for itself.

Anne

On Aug 19, 2021, at 10:01 AM, David and/or Suzanne
<driscollgamber@gmail.com> wrote:



Anne, you need not be present. Given that you haven't paid rent in months, your barking and howlin dogs have cost me thousands and thousands of dollars in rent for the other side, and your bad behavior, and now failure to move out, has likely made it impossible for me to sell the house, it is rich that you complain of missing work, when you need not be present for the inspection at all.

Suzanne

On Aug 19, 2021, at 9:42 AM, Anne
<yukiceva@gmail.com> wrote:



Suzanne,

I didn't hear James when he came the time I arranged for him to come out and reinspect (because you hadn't) because I was on the second floor with several window units

running!!!

James spoke to David, then James called me after he had left instead of while he was still there.

So. I arranged for the second inspection and then didn't hear the inspector knock. You've waited well past your 30 day deadline to set this up. Let's work together on this one, shall we? Like adults? You need not be present. The DOH represents tenants, not landlords. I don't have childcare and I've already lost income because of your unwillingness to consider my side of anything.

Thanks,
Anne

On Aug 18, 2021, at 10:51 PM, D
& S
<driscollgamber@gmail.com>
wrote:



Anne, James and I have already arranged a time that works for him and me, and allowed you more than 24 hours notice. You have already delayed this once by not letting James in the first time he set up a re-inspection. We can't have this delayed again and again. Your presence is not needed at the inspection. We will proceed at the day/time given.

Suzanne

On Wed, Aug 18, 2021 at 7:19
PM Anne
<yukiceva@gmail.com> wrote:

I'll reach out to James to schedule the inspection on a day I'm not working.

Thanks
Anne

> On Aug 18, 2021, at 6:50 PM,
D & S

<driscollgamber@gmail.com>

wrote:

>

> ?

> Anne, Please note: James Fulmore from the BOH will make a second attempt to re-inspect the property on Friday, August 20th. We will access the property between the hours of 11am and Noon.

>

> Driscoll/Gamber

> [REDACTED]

> 210/212 Mannion Avenue

> Moorestown, NJ 08057

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