

From: [Fulmore, James](#)
Sent: Monday, September 13, 2021 12:03:00 PM
To: [Anne](#)
Subject: RE: 210 Mannion Ave
Sensitivity: Normal

Mrs. Anne,

The case was closed because didn't want the reinspection. When to owner stated you called her to cancel the inspection, I advised her to email you and me to prove you cancel the inspection. I never cancel the inspection. In fact I tried to keep the inspection when you replied to the email which you refused. My only concern was to get the violations corrected. I don't get in the middle of Landlord tenant issues. The owner applied for the permit for the oil tank with the Township as required. You also stated the work was being completed on the property. I inspection the exterior of the property and the work was done. If you would like a copy of the file you can opra request the file.

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: Monday, September 13, 2021 12:19 AM
To: Fulmore, James <jfulmore@co.burlington.nj.us>
Subject: 210 Mannion Ave

THIS EMAIL DID NOT ORIGINATE FROM WITHIN BURLINGTON COUNTY.

[EXTERNAL EMAIL WARNING]

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

Hi Mr.Fulmore,

Thank you for you for agreeing to close your case against my landlords without inspection based on photos they sent, verbal testimony given via phone calls and my consent, which as I stated over the phone and via was given to avoid further landlord retaliation and delays in my accessing information/housing violations about the unit I occupy with my children that my landlords were privy to immediately following your inspection. Can you please provide the following information as soon as possible or send contact information for the person/department that can:

1. Confirmation that you are not required to inform or disclose to tenants that any email sent to your person is a matter of public record, that which emails sent to you by tenants that are made a matter of public record are decided solely by you and based solely on your discretion.
2. That your office permits you to advise tenants legally, in this case specifically as to tenant obligations to right of entry for repairs, how judges make decisions in habitability cases and whether or not tenants should withhold rent, as this is all information you provided me, in person and over the phone. Namely, proof that your job qualifies you to give advice to tenants on legal matters arising from violations of NJ housing standards you enforce on behalf of the state.
3. The specific process you follow as regards inspection once the thirty day period given for repairs has expired. My expectation was that your office would have made an effort to reinspect immediately, especially given the fact that

there was an active leaking oil tank in my basement. Instead, I was put in the position of having to email you to ask that it be scheduled. Thusly, there is clearly a process in place that allows landlords an extension of the thirty day period your office informs tenants of that I would like to be informed of now, since I was provided contradictory information on the day of your first inspection.

4. Details as to how tenants can access the transcripts of conversations recorded during your inspections along with any and all photographs you took and any subsequent conversations had by phone or in person between you and/or landlord or tenants which you've made a matter of public record via summary as opposed to solely relying on your report of all of the above.
5. The process by which a tenant might go about confirming or correcting any of your case notes made a matter of public record. For example, as a tenant, I contacted you via email to schedule inspection after the thirty day period had passed. That inspection did not take place and as per records you made public, I called you that day after having not heard you knock on the door. This is false statement, which can be proven by information provided by cell phone carriers, mine and yours. You called me after you had left the property, not before or while you were here. This makes a case as to why there exists a very real need for anything you made a matter of public record should have proof readily available to tenants. Furthermore, you've made a conversation you had with my landlord that day on the porch a matter of public record, in which case, I'm assuming that conversation was also recorded and there are means by which a tenant can access transcripts proving all you've claimed.
6. Confirmation that as an employee of the county department of health, you were not required to act in accordance with the state department of environmental protection's policy on unregulated oil tanks by reporting an actively leaking oil tank immediately to that department, or to require that landlords do the same when citing the tank along with other housing violations but instead were permitted to allow landlords thirty days to remove an actively leaking oil tank from a tenant occupied property.

Thanks again for all you do for tenants in Burlington County,
Anne