

From: [Fulmore, James](#)
Sent: Thursday, September 16, 2021 8:40:00 AM
To: [Anne](#)
Subject: RE: 210 Mannion Ave email after the case is closed
Sensitivity: Normal

Good morning Anne,

I was just giving you more detail of the case because you stated the inspection was late. You didn't want anyone in the house with your kids. I would feel the same way. The owner also stated at times they couldn't get in the dwelling. That's why I explain to you that we only want to see the violation corrected. We don't get involved with landlord tenants issues. The OPRA request should be on the way. I asked them to send again.

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: Wednesday, September 15, 2021 10:44 AM
To: Fulmore, James <jfulmore@co.burlington.nj.us>
Subject: Re: 210 Mannion Ave email after the case is closed

Mr. Fulmore,

Can you please provide contact information for the law department so I can forward them my requests for additional information? Repeatedly arguing about the re-inspection isn't necessary. My landlords have opened the door without my permission for township inspections, so I'm utterly confused as to why you are now adding extra details to whatever may have been said on the porch that day. Without providing transcripts of that conversation, then you have the right to change the details as it suits your argument. Heresy isn't at all helpful to me or any other tenant. I just need to find out what facts are available to tenants and get some more specifics as to how this process works. The law department seems like a great option for that.

Thanks,
Anne

On Sep 15, 2021, at 9:06 AM, Fulmore, James <jfulmore@co.burlington.nj.us> wrote:


Anne

The OPRA request comes from our Law department. Most of the time it's a list of the violation and if repaired were completed. The initial inspection was on 6-23-2021. The meeting with you and owner on 7-1-2021 to discuss the repairs. The reinspection was schedule on 7-30-2021 because you didn't want the owner in the property if you wasn't home. I had to give more time because your kids was home. The owner couldn't access

the house the way they wanted to. The owner received the violations, access must be granted. The owner was at the dwelling for reinspection but couldn't open the door because you requested. The owner had every right to open the door and enter the house to complete the reinspection. It wasn't done because you asked not to enter because of your kids. I had to take that into consideration. The reinspection would have been completed on time. I will have them send to you again.

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: Tuesday, September 14, 2021 10:49 AM
To: Fulmore, James <jfulmore@co.burlington.nj.us>
Subject: Re: 210 Mannion Ave

Thank you, Mr. Fulmore. I absolutely agreed to cancel inspection weeks after it should have taken place, as stated in prior email. Can you please tell me how I can request a copy of the complete file, including photographs and transcripts? Those things were not sent to me when I submitted my OPRA request. The OPRA file contains some emails, a very vague violation letter and your personal case notes, stating who said or did what. How can I access factual information: the photos you took and transcripts of recorded conversations? Also, is there any information specific to your department that you can provide as far as disclosures concerning what can communication from tenants can be made a matter of public record and who I can contact to have some of the facts you've included corrected?

Is there someone else at the Board of Health that might be better able to assist me with these questions? I know you're busy.

Thanks,
Anne

On Sep 13, 2021, at 12:03 PM, Fulmore, James <jfulmore@co.burlington.nj.us> wrote:

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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

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

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