



Call Phyllis Falco

DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

DEPARTMENT OF CONSTRUCTION

17 North Main Street • Medford • NJ 08055

• PHONE: 609/654-2608 • x315, X317 • FAX: 609/953-7720

MUNICIPAL ORDINANCE 2015-2 and 2018-24

APPLICATION FOR ONE AND TWO FAMILY RESIDENTIAL RENTAL
CERTIFICATION OF SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR/FIRE
EXTINGUISHER COMPLIANCE

Lock
Box

Address of Property: 150 W CENTENNIAL DRIVE
Block: 6208 Lot: 25 Floor: _____ Construction Date: 1976
Owner: B-E MANAGEMENT GROUP, LLC
Address of Owner: 10 NINE ACRES CT
City: CHERRY HILL NJ 08003
Phone: (_____) Change of Tenant: ✓
Smoke Detectors: Yes: ✓ No: _____ Type: Elec: _____ Battery: ✓ Elec/Batt: _____
Carbon Monoxide Detector(s) Yes: ✓ No: _____ Fire Extinguisher: Yes: ✓ No: _____
(Year Round Rentals)
Realtor: BERKSHIRE Agent: Phyllis Falco Key Pickup? Yes: ✓ No: _____

Office Use Only

Time: _____ Inspection Date: 9/27/22 Inspector: R. Falasco
Re-inspection Date: _____ Inspector: _____
Comments: Approval for Occupancy
9.28-2022

Please make a **SEPARATE CHECK** payable to: **Township of Medford**, in the amount of **\$200.00** and forward check and this Application to the attention of the "Construction Department – Landlord Inspection" **PRIOR** to inspection.

QUESTIONS: **Richard Falasco, Construction Code Official**
17 N. Main Street
Medford, New Jersey 08055
609-654-2608 X340 or 317



**TOWNSHIP OF MEDFORD
DEPARTMENT OF PUBLIC SAFETY**

Division of Fire
1 Firehouse Lane, Medford, NJ 08055-2432
Tel. (609) 953-3291 Fax (609) 654-1069
EMERGENCY 9-1-1

**CERTIFICATE
OF
SMOKE DETECTOR
AND
CARBON MONOXIDE DETECTOR COMPLIANCE**

Certificate #: 19-6492

Property Loc'n: 150 W CENTENNIAL
Block/Lot:

Owners Name: PERSPECTIVE REALTY & MGMT GROUP
Address: 150 W CENTENNIAL
MEDFORD, NJ 08055
Phone: 77

Please take notice that as a result of an inspection conducted by this office on 8/6/19 the above referenced property has complied with Medford Township Municipal Code, Chapter 75-11 and N.J.A.C. 5:70-4.19. concerning smoke detector and carbon monoxide detector installation within one and two family dwelling.

Please be further advised that this certificate is valid for six (6) months from the date of issue and is not transferable. Only an original signed certificate shall be considered valid.

08/05/2019
DATE


FIRE INSPECTOR

SMOKE DETECTOR INSPECTION RECEIPT

DATE: 8/5/19

Received from: Perspective Realty
150 W Centennial
Medford, NJ 08055

Received by: Patti Pullman

PROPERTY LOCATION:

150 W Centennial

FEE AMOUNT:

\$70.00

Smoke #19-6492

Amount Due/Paid: \$70.00
Check #: Cash



Medford Township Department of Fire & EMS

Request for a Certificate of Smoke Detector, Carbon Monoxide Alarm & Portable Fire Extinguisher Compliance

Property Address: 150 W. Central

Owner: Perspective Realty & Management Group LLC

Contact Person: Steve Haas Phone #:

Contact E-Mail (Please Print Clearly): STEVE@NORTHERNREO.COM

Date of Settlement/Renter: Aug. 12th Year House was Built: 1978

The following fees shall apply:

\$50.00 per request received more than 10 business days or more prior to settlement/move-in date

\$70.00 per request received 5 to 9 business days prior to settlement/move-in date

\$125.00 per request received 4 business days or fewer prior to settlement/move-in date

Read below then initial: SH

Before any structure is sold, leased, rented or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a Certificate of Smoke Detector, Carbon Monoxide Alarm & Fire Extinguisher Compliance from this Office. All residential properties must have properly maintained smoke detectors in accordance with code at time of construction. A carbon monoxide detector is required within 10 feet of all bedrooms in homes with gas or oil-fired appliances, attached garages or fireplaces. A 2A-10B;C fire extinguisher within 10 feet of the kitchen is required. The numerical address must be on the house and visible from roadway in accordance with The Code of Medford Township 51-3. Please see attached sheet for detailed requirements.

This certification is valid for 180 days after the date of inspection.

A fee of \$35 shall be assessed for the second required reinspection or greater. There shall be no additional fee charged for the first reinspection.

Check Payments:

Please make all checks payable to: **Medford Township**

NOTE: Returned checks will void the certification and be subject to bank fees plus, local processing of \$20.00.

Medford Township Department of Fire & EMS

1 Firehouse Lane

Medford, NJ 08055

Return all applications and fees to above address

Phone: 609-953-3291

U208/25

LANDLORD IDENTITY REGISTRATION STATEMENT
ONE AND TWO-UNIT DWELLING REGISTRATION FORM

The form of the certificate of Registration to be filed with the municipal clerk and distributed to tenants by owners or non-owner occupied one and two unit dwellings shall be substantially as follows:

(1) Property Address:

150 W CENTENNIAL DR
MEDFORD, NJ 08055



(2) The names and addresses of all record owners of the building or the rental business (including all general partners in the case of a partnership) are as follows:

~~150 W CENTENNIAL DR~~ PERSPECTIVE REALTY - MGMT GROUP, LLC
159 S LAKEVIEW DR, GIBBSBORO, NJ 08026

(3) If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows:

☒ Record owner is not a corporation.

(4) If the address of any record owner is not located in the county in which the dwelling is located, the name and address of a person who resides in the county and is authorized to accept notices from a tenant, to issue receipts for those notices and to accept service of process on behalf of the out-of-county record owner(s) is as follows:

☐ The addresses of all record owners in the county in which the dwelling is located:

PERSPECTIVE REALTY - MANAGEMENT GROUP, LLC
159 S. LAKEVIEW DR, GIBBSBORO, NJ 08026

(5) The name and address of the managing agent is as follows:

STEVE HAAS, PROPERTY MGR
159 S. LAKEVIEW DR GIBBSBORO, NJ 08026

☐ There is no managing agent.

(6) The name and address (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service is as follows:

STEVE HAAS, PROPERTY MGR
159 S LAKEVIEW DR, GIBBSBORO, NJ 08026

☐ There is no superintendent, janitor, custodian or other person employed to provide regular maintenance service.

- (7) The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service or system, and who has authority to make emergency decisions concerning the building, including the making of repairs and expenditures, is as follows:

Steve HAAS, P56. 278. 1950
159 S LAKVIEW DR, GIBBSBORO, NJ 08026

- (8) The names and addresses of all holders of recorded mortgages on the property are as follows:

PERSPECTIVE REALTY MANAGEMENT GROUP, LLC
159 S LAKVIEW DR GIBBSBORO, NJ 08026

☐ There is no recorded mortgage on the property.

- (9) If fuel oil is used to heat the building and the landlord furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

- ☒ The building is not heated by fuel oil
☐ The building is heated by fuel oil, but the landlord does not furnish heat.

12/17/20
Date

Phyllis also
Landlord or Authorized Representative

SEND COMPLETED FORMS TO TENANTS AND MUNICIPAL CLERKS ONLY