

Kimberly Potter

From: Walter Lopez <walterlopeznj@gmail.com>
Sent: Monday, June 5, 2023 1:02 PM
To: Cindy Schwartz
Cc: Fran Siegel
Subject: Re: [External] Re: 1215 Clifton Ave (Block 110 Lot 15)

Please provide an update.

This is a fake and a fraud. Sad and bad. Anyone that passes by sees the two homes for what they are.

The owner's declaration and approved minor subdivision that was approved and is recorded on the Ocean County Clerk clearly shows two fully attached duplexes. Not two homes connected by a little room in the middle.

Does this builder own the township that they are scared to enforce their laws?

On Wed, May 24, 2023 at 12:22 PM Walter Lopez <walterlopeznj@gmail.com> wrote:
Cindy, Can you please provide an update?

On Tue, May 23, 2023 at 12:44 PM Walter Lopez <walterlopeznj@gmail.com> wrote:
Cindy, Can you please provide an update?

On Mon, May 22, 2023 at 12:34 PM Walter Lopez <walterlopeznj@gmail.com> wrote:
Cindy,

Would you be so kind and provide an update as to whether the Managers office has any update on this?
I prefer not to go to the DCA or to go the legal route, but I just can't wait too much longer.
My concern is, the longer people get away with breaking the law and not following code, the more difficult it becomes to correct it...

Please advise.

Many thanks,
Walter

On Tue, May 16, 2023 at 4:47 PM Walter Lopez <walterlopeznj@gmail.com> wrote:
Many thanks.

Please keep me posted as this has really become a serious issue.

Walter

On Tue, May 16, 2023 at 3:33 PM Cindy Schwartz <cschwartz@lakewoodnj.gov> wrote:

Hi Mr. Lopez,

The Managers office has received your email and is looking into it .

Warm regards,

Cindy

Cindy Schwartz

Township of Lakewood | Office of the Mayor and Municipal Manager

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Office: 732-364-2500 ext. 5204



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From: Walter Lopez <walterlopeznj@gmail.com>
Sent: Tuesday, May 16, 2023 3:25 PM
To: Cindy Schwartz <cschwartz@lakewoodnj.gov>
Cc: Fran Siegel <fsiegel@lakewoodnj.gov>
Subject: [External] Re: 1215 Clifton Ave (Block 110 Lot 15)

Hi Cindy, I'm following up on this.

Can you please confirm that Municipal Manager Patrick Donnelly has received this email?

Thanks,

Walter

On Mon, May 15, 2023 at 10:02 AM Walter Lopez <walterlopeznj@gmail.com> wrote:

Patrick,

I am reaching out to you in a last ditch effort before filing a complaint with the NJ DCA and commencing further legal action due to stonewalling by the inspectors department.

The owner of 1215 Clifton Ave (Block 110 Lot 15) applied to make a subdivision and create two lots so that they can build two single family homes. The applicant was denied. Here is the link to the agenda - <https://www.lakewoodnj.gov/images/db/admin-5974-1-18-22-Public-Hearing.pdf>

Once they were denied, they decided they would get around this denial, by building two single family homes and calling it a "duplex" (a duplex is a permitted use). To try and make it "appear" like a duplex, they attached the two single family homes at the very front by creating a small single story room that attaches the two homes.

Section 18-200 of the Lakewood NJ code reads as follows:

DUPLEX - A building on a single lot containing two side-by-side only dwelling units with fronts staggered by not more than three feet, each of which is totally separated from the other by an unpierced wall extending from ground to roof with both dwelling units and having separate private entrances to each dwelling unit. The entrances for both dwelling units must face a public street. Front-to-back dwelling units are not considered to be a duplex.

The two single family homes that are 35' tall and at least 50' deep, are hardly connected to each other aside from a small one story connection only toward the front of the homes. That is clearly not a "duplex" according to code.

You would have thought the permitting department would have picked upon this, but they didn't, or they are purposely looking away.

You would have thought the inspectors office would have picked up on this, but they are clearly looking the other way considering no inspections have taken place and they're very far along in the process of building the homes. The school across the street has cameras and this can be confirmed.

I reached out to Jeremy Kuipers (and copied Ally Morris), and all he responds is - there are permits in place for a duplex so they're approved.

But they are not building a duplex by the township's own legal definition! A stop work order must be issued ASAP! Why is the township looking away and not enforcing its own code?

(They are also building two basement rentals in each home which is clearly illegal.)

They need to either connect the two homes, or if that would cause them to exceed the permitted lot coverage, they need to tear it down and reconstruct according to code.

It's hard to understand what the township benefits from looking the other way, or on what legal grounds they would do so. The town's fiduciary is to the townspeople and to uphold the code. Something smells to the high heavens...

I hope this can be resolved at the local level and am therefore waiting on going to the DCA and taking legal action. But respectfully, I won't wait much longer.

Please advise.

Yours truly,

Walter