



STOP CONSTRUCTION ORDER

Permit/Control #:

Date Issued: 3/11/2025

Violation #: V-25-00006

IDENTIFICATION

Work Site Location: 171/175 THERESE KEYPORT, NJ

Block: 14 Lot: 8 Qualification Code: _____

Owner In Fee: THERESE 171, LLC

Owner Address: 171/175 THERESE KEYPORT NJ 07735

Agent/Contractor: THERESE 171, LLC

Address: 171/175 THERESE KEYPORT NJ 07735

To: ☐ Owner

☐ Other:

☐ Agent/Contractor

DATE OF INSPECTION: 3/11/2025

DATE OF THIS NOTICE: 3/12/2025

ACTION

You are hereby **ORDERED** to **STOP**

☐ Building ☐ Electrical ☐ Plumbing ☐ Fire Protection ☐ Mechanical ☐ Elevator ☐ All Construction
at the above Location as of 3/11/2025 until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of

YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION PERMIT

which provides:

NO PERMIT FOR NEW ELECTRIC BOXES & CONDUIT FOR THE EXTERIOR LIGHTS. NEW ROOF.
ACCESS DENIED TO THE INTERIOR BY 2 WORKERS & THE OWNER VIA PHONE. IT WAS OBSERVED FROM THE
EXTERIOR- NEW CEILING, GAS SPACE HEATER, WHAT APPEARS TO BE 2 MEZZANINES & NEW RECESSED
LIGHTING.

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met:

**YOU MUST APPLY FOR ALL REQUIRED PERMITS & CALL FOR ALL REQUIRED INSPECTIONS. YOU MUST PROVIDE
ACCESS TO THE INTERIOR OF THE BUILDING FOR A FULL INSPECTION.**

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$0.00
per day per violation, and a certificate of occupancy ~~will~~ be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work
at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of

MONMOUTH COUNTY BOARD OF APPEALS within 15 days of receipt of this **ORDER**
as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in
question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief
sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: 1 E MAIN ST
FREEHOLD, NJ 07728

If you have any questions concerning this matter, please call (732) 739-5134

By **Order** of _____

Construction Official

Date: _____



NOTICE AND ORDER OF PENALTY

Permit/Control #:

Date Issued: 3/12/2025

Violation #: V-25-00007

IDENTIFICATION

Work Site Location: 171/175 THERESE Keyport, NJ 07735

Block: 14 Lot: 8 Qualification Code: _____

Owner in Fee: THERESE 171, LLC

Owner Address: 171/175 THERESE AVENUE KEYPORT NJ 07735

Agent/Contractor: THERESE 171, LLC

Address: 171/175 THERESE AVENUE KEYPORT NJ 07735

To: ☒ Owner

☐ Other:

☐ Agent/Contractor

ACTION

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ **Notice of Violation and Order to Terminate**, ☐ **Notice of Unsafe Structure**, ☐ **Notice of Imminent Hazard** was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION PERMIT
YOU INSTALLED NEW ELECTRICAL BOXES & CONDUIT ON THE EXTERIOR OF THE BUILDING WITHOUT PERMITS.
YOU ALSO INSTALLED NEW RECESSED LIGHTING ON THE INTERIOR WITHOUT PERMITS. IT WAS OBSERVED
THERE IS NEW CEILING AS WELL AS A NEW GAS SPACE HEATER & WHAT APPEARS TO BE 2 NEW MEZZANINES
ON THE INTERIOR OF THE BUILDING.

- ☒ On 3/11/2025, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required required information in an application or request for approval; or ☒ failed to obtain a construction permit; or ☒ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.

- ☐ On _____, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on _____ revealed a failure to comply with that **Stop Construction Order**.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$2,000.00 for each violation for a total penalty of \$2,000.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 3/24/2025 an additional penalty of \$2,000.00 per ☒ week ☐ day shall result

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the MONMOUTH COUNTY BOARD OF APPEALS within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful

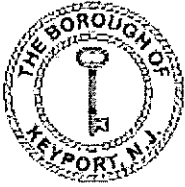
The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: 1 E MAIN ST
FREEHOLD, NJ 07728

If you have any questions concerning this matter, please call (732) 739-5134

NOTICE and ORDER of PENALTY:

Construction Official

Date: _____



LandusePro

Property Summary		Portal Refresh Open All
		Close All
Owner:	THERESE 171, LLC	
Location:	171/175 THERESE	
Block:	14	
Lot:	8	
Lead Parcel:	Yes	
Qualifier:		
Zip Code:	07735 Keyport	

- ▼ About the Owner...
- ▼ About the Property...
- ▼ About the Taxes...
- ▼ Construction...
- ▼ Pet...
- ▼ Complaints...
- ▼ Land Use...
- ▼ Engineering...
- ▲ Code Enforcement...
- Property Registration...

Tracking Number	Is Active	Type	Lender	Agent	Last Inspection	Date Expires	Date Applied	Date Removed
53	False	1-3 UNITS RENTAL PROPERTY		THERESE 171, LLC		12/31/2022	11/4/2019	

Property Information...

Address	Last Registered	Fee	Property Owner	Owner Phone	Manager	Manager Phone	Registered Landlord	Exemption	Is 2 Family	Is Owner Occupied	LEAD Required	LEAD Exemption
171/175 THERESE			THERESE 171, LLC	/	THERESE 171, LLC / DENNIS TERWILLIGER	/		None	False	False	False	None

Would you like to edit this properties information? [Yes](#)

Unit Information...[Expand](#)

Unit Number	Business	Description	Is Rental	Registration	Rent Control	Is Vacant	Max Occ	Occupancy	Owner Occupied	Sq Ft	Contact	Lease Start	Lease End
	BLACK TIDE MARINE		True	True	False	False	10	0	False	0	JASON JOHNSON		

Would you like to edit this properties information? [Yes](#)

Rent Controlled Unit Information...[Expand](#)

Unit Number	Registered Since	Lease Start	Rent	Rooms	Bedrooms	Occupants	Sq Footage	Last RU	Last VAR	Last VDR	Last SRR
			0	0	0	0	0				
Totals		Count 1	0	0	0	0	0				

Would you like to edit this properties information? [Yes](#)

Certificate Information...[Expand](#)

Tracking	Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
7752	2025-003	THERESE 171 LLC		COMMERCIAL TRANSFER OF TITLE	Under Review	1/14/2025	1/6/2025		
3194	2017-180	JASON JOHNSON		COMMERCIAL UNIT RENTAL CERTIFICATE OF OCCUPANCY	Approved	6/3/2008	4/23/2008		

Would you like to schedule an inspection? [Yes](#)

License Information...[Expand](#)

There is no License data for the currently selected parcel.

Units with Expire Lead Certificates...[Expand](#)

There is no Lead Certification Requirements for the currently selected parcel.

Violations...[Expand](#)

Tracking #	Inspection	Follow Up	Issue Date	Infraction	Location	Status	Issuing Officer
CVIO-24-00165			10/25/2024 12:58:44 PM	302.1 SANITATION		Open	Paul Murphy
CVIO-24-00185		Follow Up	12/31/2024 12:29:15 PM	12-2.3 Amendments		Closed	Anthony Vecchio
CVIO-23-00212		Follow Up	5/19/2023 9:14:18 AM	302.4 Weeds		Closed	Paul Murphy
CVIO-20-00373			11/24/2020	12-14.4 Registration Procedure; Information Re quired		Closed	Anthony Vecchio

Would you like to issue a violation? [Yes](#)

Certificate or License or Registry Inspections...[Expand](#)

Date & Time	Address	Address 2	Inspector	Type	Level	Result	Completed	Comments	Results
01/14/25 02:30 PM	171/175 THERESE		Anthony Vecchio	Certificate Application	Final	Pass	Closed	COMMERCIAL TRANSFER OF TITLE Applicant: THERESE 171 LLC Telephone: [REDACTED] Owner: THERESE 171, LLC Telephone:	
								RESIDENTIAL CERTIFICATE OF OCCUPANCY Applicant: JASON	

06/03/08 171/175
10:30 AM THERESE

Anthony Certificate
Vecchio Application Final None Open

JOHNSON Telephone: [REDACTED]
Cell: [REDACTED] Owner:
STOUT, DOUGLAS & WASCO,
MARK D Telephone: [REDACTED]
[REDACTED]

Would you like to schedule an inspection? [Yes](#)

Stand Alone Inspections...[Expand](#)

Date & Time	Address	Address 2	Inspector	Type	Level	Result	Completed	Comments	Results
01/10/25 12:00 PM	171/175 THERESE		Laurie Graham	Violation Follow-up	Final	None	Open		
05/31/23 12:00 PM	171/175 THERESE		Laurie Graham	Violation Follow-up	Final	None	Open		

Would you like to schedule an inspection? [Yes](#)

- ▼ Health Pro...
- ▼ Fire Prevention...
- ▼ Public Works...
- ▲ Attachments...

Property Attachments... [Expand List...](#) [Manage](#)

Share	Date	Description	Department	User	Label 1	Label 2	Preview
	11/5/2024		FirePrevention	Laurie Graham			171 therese kupb app 1996.pdf
 	☒	10/8/2024 ZoningApplication	LandusePro	Denise Nellis			ZoningApplication.pdf
 	☒	10/8/2024 ZoningApplication	LandusePro	Denise Nellis			ZoningApplication.pdf
 	☒	10/8/2024 ZoningApplication	LandusePro	Denise Nellis			ZoningApplication.pdf
 	☒	10/8/2024 ZoningApplication	LandusePro	Denise Nellis			ZoningApplication.pdf

Would you like to add an attachment to this parcel? [Yes](#)

Form Attachments... [Expand List](#)

Share	Date	Description	Department	Form	User	Label 1	Label 2	Preview
	3/18/2025	OPRA_Application	LandusePro	OPRA Application	Laurie Graham	OPRA Request OPRA-Req-25-0158		OPRA_Application.pdf
	3/18/2025	OPRA_ApplicationFull	Clerk	OPRA Application	AMY DENHOLTZ LEWANDOWSKI	OPRA Request OPRA-Req-25-0158		OPRA_ApplicationFull.pdf
	3/14/2025	171 Theresa Street.pdf	Construction	Construction Violation	lgraham	Construction Violation		171 Theresa Street.pdf
	3/12/2025	Notice_and_Order	Construction	Construction Violation	Laurie Graham	Violation		Notice_and_Order.pdf
	3/12/2025	STOP WORK.jpg	Construction	Construction Violation	lgraham	Construction Violation		

Would you like to add an attachment to this parcel? [Yes](#)

▼ Comments...



Change of Occupancy Certificate
Borough of Keyport, New Jersey
70 West Front Street, Keyport, NJ 07735
732-739-3900

☒ Rental/Apt.

☒ Business

☐ Transfer of Title

No.: 2017-180 Fee Paid: \$0 Date: June 2, 2017

Seller/Owners Name: Douglas Stout

Address: 171 Therese Street, Keyport This Occupancy certificate is granted

for the building/dwelling located at: 171 Therese Street, Keyport

Block: 14 Lot: 8 Qualifier: _____ Unit #: _____

to the following Buyer(s)/Occupant(s): Jason Johnson ta Black Tide Marine

Number of Bedrooms: 0 Total Occupancy Permitted: 5

☒ The installation of all Smoke Dectectors, Carbon Monoxide Alarms, and Fire Extinguishers meet the New Jersey Uniform Fire Code Requirements for Smoke Detectors, Carbon Monoxide Alarms and Fire Extinguisher installation compliance.

6/6/17
DATE

[Signature]
HOUSING INSPECTOR



Change of Occupancy Certificate
Borough of Keyport, New Jersey
70 West Front Street, Keyport, NJ 07735
732-739-3900

☐ Rental/Apt.

☐ Business

☒ Transfer of Title

No.: 2025-003 Fee Paid: \$155 Date: Jan 6 2025

Seller/Owners Name: Douglas Stout

Address: [Redacted] Little Egg Harbor NJ 08087 This Occupancy certificate is granted

for the building/dwelling located at: 171/175 Therese Ave., Keyport

Block: 14 Lot: 8 Qualifier: _____ Unit #: _____

to the following Buyer(s)/Occupant(s): Dennis Terwilliger Therese 171 LLC

Number of Bedrooms: 0 Total Occupancy Permitted: 10

☒ The installation of all Smoke Dectectors, Carbon Monoxide Alarms, and Fire Extinguishers meet the New Jersey Uniform Fire Code Requirements for Smoke Detectors, Carbon Monoxide Alarms and Fire Extinguisher installation compliance.

1/14/25
DATE

[Signature]
HOUSING INSPECTOR



Change of Occupancy Certificate
Borough of Keyport, New Jersey
70 West Front Street, Keyport, NJ 07735
732-739-3900

☐ Rental/Apt.

☐ Business

☒ Transfer of Title

No.: 2008-147

Fee Paid: \$160.00

Date: April 23 2008

Seller/Owners Name: Edward Kulas

Address: 0 Therese Ave

This Occupancy certificate is granted

for the building/dwelling located at: 0 Therese Ave

Block: 14

Lot: 8

Unit #:

to the following Buyer(s)/Occupant(s): Douglas Stout

Number of Bedrooms:

Total Occupancy Permitted:

☐ The installation of all Smoke Detectors, Carbon Monoxide Alarms, and Fire Extinguishers meet the New Jersey Uniform Fire Code Requirements for Smoke Detectors, Carbon Monoxide Alarms and Fire Extinguisher installation compliance.

6/3/08

DATE

UNION IS STRONG