

Michael P. Gollnick

From: ccrivaro
Sent: Wednesday, June 21, 2023 2:51 PM
To: Michael P. Gollnick
Subject: FW: OPRA request - Open Permits, Violations, and liens

Website: www.burlingtonnj.us
Ordinances: <http://ecode360.com/BU2898>

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-----Original Message-----

From: Jaime Devereaux <opra+request-46789-36cb084d@requests.opramachine.com>
Sent: Wednesday, June 21, 2023 2:49 PM
To: ccrivaro <ccrivaro@burlingtonnj.us>
Subject: OPRA request - Open Permits, Violations, and liens

Dear Burlington City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Any Open Permits, Violations, and liens on 122 E. broad street. Burlington NJ 08016

Yours faithfully,

Jaime C Devereaux
609 516-3091
jaime@eracentral.com

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-46789-36cb084d@requests.opramachine.com

Is ccrivaro@burlingtonnj.us the wrong address for OPRA requests to Burlington City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=burlington_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/open_permits_violations_and_lien

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

122 E Broad

rkownatsky <rkownatsky@burlingtonnj.us>

Mon 5/1/2023 5:49 AM

To: wharris <wharris@burlingtonnj.us>; Jackie Maxwell <JMaxwell@burlingtonnj.us>; Jody Mazeall <JMazeall@burlingtonnj.us>; agriffin <agriffin@burlingtonnj.us>

All,

Romani Maximoss has listed the above property for sale.

His listing says ready for Sheetrock and Paint and that all Electric and Plumbing permits were pulled.

He also made structural changes, and did indeed do work without permits. I believe he also has UCC fines outstanding from Burlington Township. Also, he put the mechanicals in the basement and if I recall it is a Substantial Improvement.

May want to look into this.

Ross Kownatsky
Fire Official
Zoning Official

City of Burlington

Get [Outlook](#) for iOS

Tax Account Maintenance

Add

Edit

Close

Delete

Previous

Next

Detail

Letter

Help

Block: 138.01
Lot: 8
Qualifier:
Owner: MAXIMOSS, ROMANI N
Prop Loc: 122 E BROAD ST
Account Id: 00002553

Notes Exist
APR 2
Tax Bill
PTR Form
Restricted Edit

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2023	2		1,592.35	1,592.35	12.74	1,605.09		
2023	1		1,592.35	1,592.35	12.74	1,605.09		
2023		Total	3,184.70	3,184.70	25.48	3,210.18		
2022	4		1,615.44	20.70	.17	20.87		
2022	3		1,615.44	.00	.00	.00		
2022	2		1,569.26	.00	.00	.00		
2022	1		1,569.26	.00	.00	.00		
2022		Total	6,369.40	20.70	.17	20.87		

Other Delinquent Balances: .00
Interest Date: 06/21/23

Other APR2 Threshold Amt: .00
Per Diem: 1.6027
Last Payment Date: 06/05/2023

Interest Detail

TOTAL TAX BALANCE DUE

Principal: 3,205.40
Penalty: .00
Misc. Charges: .00
Interest: 25.65
Total: 3,231.05

* Indicates Adjusted Billing in a Tax Quarter.

FAILED PLAN REVIEW



CONSTRUCTION PERMIT

Date Issued 5/27/2022
Control # C-22-00140
Permit # BC22-0160

IDENTIFICATION Block: 138.01 Lot: 8 Qualifier
Work Site Location: 122 E BROAD ST Burlington City, NJ Contractor MAXIMOSS CONSTRUCTION LLC
Address 38 PEARSALL DR JERSEY CITY NJ 07305
Owner in Fee MAXIMOSS
DELMAR MD 21875 Telephone: (800) 200-1800
Lic. No. or Bldrs. Reg. No.
Federal Employee No.

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☒ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☒ OTHER

DESCRIPTION OF WORK:

REHAB

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$101,451

Construction Official 5/27/2022
Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$2,147
Electrical	\$547
Plumbing	\$580
Fire Protection	\$60
Elevator Devices	\$0
Other	\$160.00
DCA Training Fee	\$194
CO Fee	
Other	\$0
Total	\$3,688
Check No.	2001
Cash	\$0
Credit	\$0
Collected By	Caitlyn Bryant

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

City of Burlington

525 High Street

Code Enforcement

Burlington City, NJ 08016

(609)386-0200 FAX (609)386-1258

Registration No.

Inspection No.

Block/Lot

747152**138.01/8****Code Compliance Report E-Summons# _____****122 E BROAD ST**

Respondent

**Romani & Karini Maximoss
MAXIMOSS, ROMANI N
8619 SHADOW LN
DELMAR, MD, 21875**

Co-Respondent

Date of Notice 8/19/2022Abate By 8/28/2022Date of Inspection 8/19/2022**Specific Violations**CodeCode Description

OK if

Date

AbatedAbated

195-17.J

Window and Door Frames

Every window, door and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to exclude rain as completely as possible and to substantially exclude wind from entering the dwelling or multifamily dwelling.

SECOND STORY WINDOW NEEDS TO BE REPLACE, PLEXIGLASS IS POSING IMMEDIATE HAZARD

OK

265-1

Unkempt Property

Any lands lying within the City containing brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris which is or may become a hazard to life, health or general welfare, or might tend to extend a conflagration in the City shall be removed by the owner, tenant or agent of the premises immediately as prescribed in this article.

GRASS MUST BE CUT AND MAINTAINED ALL AROUND THE PROPERTY. ALSO, ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE EXTERIOR OF THE PROPERTY.

Photo# 10258, 122 E BROAD ST**Photo# 10475, 122 E BROAD ST**

City of Burlington

525 High Street

Code Enforcement

Burlington City, NJ 08016

(609)386-0200 FAX (609)386-1258

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747152**138.01/8****Code Compliance Report E-Summons# _____**
122 E BROAD ST

FOR RE-SALES AND LANDLORD INSPECTIONS, YOU MUST CONTACT OUR OFFICE AT 609-386-0200 X142 OR X132 TO SCHEDULE YOUR REINSPECTION AT LEAST 72 HOURS PRIOR TO THE ABATEMENT DATE. IF THIS IS FOR AN EXTERIOR VIOLATION, THERE IS NO NEED TO RESCHEDULE, AS WE WILL DO A DRIVE BY.

You are the owner/responsible party of the subject property. You have by 8am on the abate by date above, to take the required corrective action. Complying within that time, you will avoid multiple complaints being filed with the Municipal Court of the City of Burlington without further notice to you. If convicted, this may subject you to a fine and other penalties at the discretion of the Judge.

Once the complaint is signed the complaint will not be dismissed. You must appear before the judge to explain why the corrections were not completed by the required date.

PLEASE NOTE: THERE SHALL BE NO OCCUPANCY ALLOWED IN THE PROPERTY FOR ANY LIFE/SAFETY VIOLATIONS OR OPEN CONSTRUCTION PERMITS UNTIL ALL NOTED VIOLATIONS HAVE BEEN ABATED. FOR GENERAL MAINTENANCE CONCERNS, OCCUPANCY WILL BE PERMITTED HOWEVER A SEPARATE NOTICE WILL BE MAILED OUT WITH AN ABATEMENT DATE FOR REINSPECTION OF SUCH ISSUES.

NOTE: A RE-INSPECTION FEE OF \$75.00 IS DUE FOR ANY RE-SALE OR RENTAL INSPECTION THAT DOES NOT MEET COMPLIANCE. THIS FEE MUST BE PAID BEFORE SCHEDULING.

If you have any questions, please call Anthony Griffin, Housing Code Official at (609)386-0200



Official (at time of notice)

8/19/22

Date

Official (When all items are abated)12/28/22

Date

Re: 122 E Broad St

rkownatsky <rkownatsky@burlingtonnj.us>

Wed 5/31/2023 11:21 AM

To: lubsecretary <lubsecretary@burlingtonnj.us>; Bob Ieradi

This is now a single family home and would need a use variance to convert to anything else.

Ross Kownatsky
Fire Official
Zoning Official

City of Burlington

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From: lubsecretary <lubsecretary@burlingtonnj.us>**Sent:** Wednesday, May 31, 2023 11:13:53 AM**To:** Bob Ieradi**Subject:** Re: 122 E Broad St

Greetings,
You need to contact the Zoning Officer.

Niki Scott

Land Use Board Secretary

lubsecretary@burlingtonnj.us

609-386-0200x147

Office Hours: Tuesdays 3 PM to 5 PM; Thursdays 9 AM to 11 AM

CITY OF BURLINGTON LAND USE BOARD



From: Bob Ieradi <rkownatsky@burlingtonnj.us>**Sent:** Wednesday, May 31, 2023 11:11 AM**To:** lubsecretary <lubsecretary@burlingtonnj.us>**Subject:** 122 E Broad St

Hi Nikki,
RE: 122 E Broad St

I would like to find out if this property can be used as a 4 unit rental? A client of mine that is considering purchasing this property was told there may be an issue regarding the registration of a vacant property and it may affect the use of the building.

I am available for a call or email. 609.422.2077

Thanks for your time.

Bob Ieradi

**BOB IERADI**

Broker Associate, Realtor®

C 6 422.2077

O 856.222.0077

E RMISold@gmail.com

W BobIeradi.foxroach.com

1025 Briggs Rd. Suite 148; Mt. Laurel, NJ 08054



**BERKSHIRE
HATHAWAY**
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REALTORS®

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