

2:53 PM

Mail - Jacky Guaman - Outlook

W: {EXTERNAL}OPRA request - OPRA for building dept

Albert Cabrera <acabrera@bellevillenj.org>

Thu 3/2/2023 12:37 PM

To: Jacky Guaman <jguaman@bellevillenj.org>

Please handle.

Albert Cabrera  
Township Clerk  
[http://www.BellevilleNJ.Org]www.BellevilleNJ.Org  
Township of Belleville  
152 Washington Avenue  
Belleville, NJ 07109  
T(973) 450-3310  
F(973) 759-1631

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

From: Brad Earich <opra+request-40558-aaf44738@requests.opramachine.com>  
Sent: Thursday, March 2, 2023 12:20 PM

To: Kelly Cavanagh <kcavanagh@bellevillenj.org>

Subject: {EXTERNAL}OPRA request - OPRA for building dept

CAUTION: Sent from External Sender

Dear Belleville Township,

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.

Please provide NJ UCC building permits APPLIED for or granted in the past year for site trailer and footings/foundations for the following:

-"The Kelsey" Apartment Building, 740-748 Washington Ave, Block 9201, Lot 2

Thank you,

Brad Earich

Tracking # 23-34

Rec'd 3/6/23.

Ready: 3/15/23.

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:  
opra+request-40558-aaf44738@requests.opramachine.com

https://outlook.office365.com/mail/inbox/id/AAQkAGM2NmlwZTBhLTQ1NGUINDA2MC05OWRkLTAvM2F5MTk5ZTM...

Is kcavanagh@bellevillenj.org the wrong address for OPRA requests to Belleville Township? If so, please contact us using this form:

[https://opremachine.com/change\\_request/new?body=belleville\\_township](https://opremachine.com/change_request/new?body=belleville_township)

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

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

View this OPRA request & responses online:

[https://opremachine.com/request/opra\\_for\\_building\\_dept\\_7](https://opremachine.com/request/opra_for_building_dept_7)

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.

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FRANK DeLORENZO, JR.  
CHIEF ADMINISTRATOR  
CONSTRUCTION OFFICIAL  
ZONING OFFICER

## Township of Belleville

152 Washington Avenue  
Belleville, New Jersey 07109  
(973) 450-3410 • Fax (973) 450-9309

CODE ENFORCEMENT  
DEPARTMENT  
BUILDINGS  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING  
PLANNING  
MAINTENANCE

### MEMO

---

TO: Alberto Cabrera-

Municipal Clerk

FROM: Frank DeLorenzo, Jr.

Construction Official/Zoning Officer

RE: OPRA REQUEST -23-34

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As per your memo dated March 6, 2023 concerning the above address, we enclosed your request:

Any questions do not hesitate to call.

FDL / JC

**Township of Belleville**  
**Building Department**

# PARCEL REPORT

## Parcel Information

SBL: 0701 9201 2

Address: 740-748 WASHINGTON AVENUE

Property Class: 4B

Zone: B-G

Acreage: 0.89

Land Value: \$429,800.00

Total Value: \$925,000.00

Building Description: 124.89X312.96 1SB

## Owner Information

Owner: [REDACTED]

Address: 740-748 WASHINGTON AVENUE

BELLEVILLE, N.J. 07109

Work Phone:

Email:

## Certificates

| Certificate # | Description                                               |
|---------------|-----------------------------------------------------------|
| 99-155        | Certificate of Approval - 1999-04-09 - ISSUED             |
| 99-642        | Certificate of Approval - 1999-10-28 - ISSUED             |
| NP-10-00412   | BACKFLOW PREVENTER PERFORMANCE TEST - 2010-04-15 - ISSUED |
| NP-11-00211   | MERCANTILE LICENSE - 2011-01-26 - ISSUED                  |

## Complaints

| Complaint #  | Description                                                                                                                                                                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CPT-05-01066 | ZN Ordinance Violation - Vehicles parking in front of building Picture 9/22/05: JOE CASSESE TALKED TO OWNER AND HE SAID ALL CARS WILL BE MOVED. 9/26/05: CARS WERE MOVED                                                                                                                                                                           |
| CPT-22-00148 | New ComplaintType - Hemal Patel - The Owner of Shoprite property - Construction going on at this location put up a fence on their property - and the PSEG pole was dug around- 732-725-1766 11/1/22 CS spoke to owner Jerry Pacillo - also went to site - Jerry states that he will move fence back to his property - re: the pole, this is a demo |

site - see pic's - grade has not been dug around existing power line pole - the pole is leaning, it appears to be usual soil disturbance due to demo on this site. Jerry states that he has already contacted PSEG to resolve pole.

## Fees

| Type                                    | Description                       |
|-----------------------------------------|-----------------------------------|
|                                         | - Unpaid                          |
| DCA Fee Override                        | \$0.00 - Paid on 10/15/1991.      |
| DCA Fee Override                        | \$1.00 - Paid on 11/28/1995.      |
| DCA Fee Override                        | \$5.00 - Paid on 4/7/1999.        |
| Certificate of Approval Fee             | \$0.00 - Paid on 4/7/1999.        |
| Certificate of Approval Fee             | \$0.00 - Paid on 10/26/1999.      |
| DCA Fee Override                        | \$8.00 - Paid on 10/26/1999.      |
| DCA Fee Override                        | \$5.00 - Paid on 7/12/2004.       |
| BACKFLOW PREVENTER PERFORMANCE TEST Fee | \$58.00 - Paid on 4/15/2010.      |
| MERCANTILE LICENSE Fee                  | \$200.00 - Paid on 1/26/2011.     |
| General License                         | \$200.00 - Paid on 4/2/2018.      |
| General License                         | \$100.00 - Paid on 3/6/2019.      |
| General License                         | \$100.00 - Paid on 3/2/2020.      |
| General License                         | \$100.00 - Paid on 3/18/2021.     |
| Certificate of Occupancy                | \$830.00 - Paid on 2/14/2023.     |
| Zoning                                  | \$100.00 - Paid on 2/14/2023.     |
| WATER SEWER                             | \$100,740.00 - Paid on 2/14/2023. |

## Inspections

| Inspection<br># | Description                                                                                                                                                                                                                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | 7/6/2005 - - Pass - 2005-649<br>Inspected by William                                                                                                                                                                                                                                                                                      |
|                 | 4/13/2009 - Final - Pass - 2005-1226<br>Inspected by William                                                                                                                                                                                                                                                                              |
|                 | 12/5/2022 - FOOTING - Pass - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool<br>Results: south side - approved by dca special inspector |
|                 | 12/6/2022 - FOOTING - Pass - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool<br>Results: south side wall footing                        |
|                 | 12/12/2022 - FOOTING - Pass - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool<br>Results: southeast corner section                      |
|                 | 12/13/2022 - FOOTING - Not Done - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool                                                       |
|                 | 12/14/2022 - FOOTING - Not Done - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool                                                       |
|                 | 12/14/2022 - FOOTING - Not Done - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking<br>garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space -<br>roof top pool                                                       |
|                 | 12/15/2022 - FOOTING - Not Done - 22-01133<br>Inspected by csouza@bellevillenj.org                                                                                                                                                                                                                                                        |

|  |                                                                                                                                                                                                                                                                               |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Notes: New Construction - 6 story mixed use building - two stories S-2 use parking garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space - roof top pool                                                                                       |
|  | 12/16/2022 - FOOTING - Not Done - 22-01133<br>Inspected by csouza@bellevillenj.org<br>Notes: New Construction - 6 story mixed use building - two stories S-2 use parking garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space - roof top pool |
|  | 2/23/2023 - UNDERGROUND - Partial - 22-01133+A<br>Inspected by Rocco<br>Notes: Permit update Plumbing New Building for 114 units<br>Results: northeast end must still be done and inspected. all else ok                                                                      |

## Licenses

| License #    | Description                                            |
|--------------|--------------------------------------------------------|
| 13VH01647100 |                                                        |
| L-18-0337    | 2018 General License                                   |
| L-19-0161    | 2019 GENERAL LICENSE                                   |
| L-20-0222    |                                                        |
| L-21-0226    |                                                        |
| NP-11-00211  | 2011 MERCANTILE LICENSE RENEWAL FOR MGC STONE CO. INC. |

## Permits

| Permit # | Description                                                                                                                                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 91-547   | UCC Permit - 10/15/1991<br>Application Date: 10/15/1991<br>Close Date: 10/16/1991                                                                   |
| 95-611   | UCC Permit - 11/28/1995<br>Application Date: 11/28/1995<br>Close Date: 11/29/1995                                                                   |
| 99-155   | UCC Permit - 4/7/1999<br>Application Date: 4/7/1999<br>Close Date: 4/8/1999<br>Description: WORKTYPE: BLDG WORKDESC: NEW ROOF (ASPHALT & POLYESTER) |
| 99-642   | UCC Permit - 10/26/1999<br>Application Date: 10/26/1999<br>Close Date: 10/27/1999<br>Description: BLD ROOF WORKDESC: ASPHALT ROOF                   |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2004-745    | UCC Permit - 7/12/2004<br>Application Date: 7/12/2004<br>Close Date: 7/13/2004<br>Description: REP DAM BLOCKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2005-649    | UCC Permit - 6/20/2005<br>Application Date: 6/17/2005<br>Close Date: 7/6/2005<br>Description: REMOVE 1,000 GALLON TANK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2005-1226   | UCC Permit - 10/5/2005<br>Application Date: 10/5/2005<br>Close Date: 4/13/2009<br>Description: TANK INSTALLATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| NP-10-00412 | Non UCC Permit - 4/15/2010<br>Application Date: 4/15/2010<br>Description: BACKFLOW PREVENTER TESTING NON UCC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NP-11-00211 | Non UCC Permit - 1/26/2011<br>Application Date: 1/26/2011<br>Close Date: 1/26/2011<br>Description: 2011 MERCANTILE LICENSE RENEWAL FOR MGC STONE CO. INC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 22-00678    | UCC Permit - 7/21/2022<br>Application Date: 7/18/2022<br>Description: DEMO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 22-01133    | UCC Permit - 12/1/2022<br>Application Date: 9/6/2022<br>Description: New Construction - 6 story mixed use building - two stories S-2 use parking garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space - roof top pool half coah due at issuance of Cofo<br>Planning Comments: 10/17/22 spoke with owner and architect Josh Wilson - 646-875-1129 - wilson@Rawlingsarchitects.com - emailed denial notice 10/18/22 9/20/22 spoke w/owner Jerry - application is incomplete - need special inspector info - soil tests, energy calc's will send denial if he does not submit items<br>Reason for Denial: 1. As per N.J.A.C. 5:23-2.20 & IBC 2018 NJ Edition Chapter 17, Special Inspections are required for Class I buildings. The applicant is required to submit a statement listing the required special inspections to be performed at the time of application. The statement is to be prepared by the design professional. Before work begins, the applicant must supply the names and the NJ DCA certification numbers of the people who will be performing the special inspections. 2. As per the IBC 2015 NJ Edition Sections 1803.5.13 & 1803.6, soil tests shall be conducted for new footings, for all buildings that are three stories or more in height. A written report of the geotechnical investigation shall be submitted to the building official by the owner or authorized agent at the time of permit application. The report shall be in compliance with and include, but not be limited to, 1803.6 items 1-10. 3. Energy calculations in compliance with the N.J.A.C. 5:23-2.15(f)vi, shall be submitted for the residential and commercial uses. 4. |



|            |                                                                                                                                                                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | Compliance with the IBC 2018 NJ Edition Table 705.8 for maximum area of exterior wall openings is required. A maximum of 25 percent with 7' feet to property lines is permitted.<br>5. Compliance with the Planning Board Resolution PB-2103, conditions, plans and site plans is required. |
|            | UCC Permit -<br>Application Date: 1/30/2023<br>Description: 400 AMP Service \$110                                                                                                                                                                                                           |
| 22-01133+A | UCC Permit - 2/23/2023<br>Application Date: 2/7/2023<br>Description: Permit update Plumbing New Building for 114 units                                                                                                                                                                      |

## History

| Date      | Description                                                         |
|-----------|---------------------------------------------------------------------|
| 7/27/2006 | Jerry - CCO issued 12/14/05                                         |
| 4/28/2009 | Joyce - MGC Stone Co., Inc. - Mercantile License Renewal - Lic# 126 |
| 1/27/2010 | Joyce - MGC Stone Co., Inc. Renewal - Merc. Lic#70                  |

## Violations

| Violation # | Description                                                                                                                                                                              |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V-22-00064  | PM-302.9 Defacement of Property - 5/12/2022<br>Description: Graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair |
| V-22-00065  | PM-302.4 Repair Fence - 5/12/2022                                                                                                                                                        |
| V-22-00066  | PM-304.13 Windows, Skylight and Door Frames - 5/12/2022<br>Description: Every window, skylight door and frame shall be kept in sound condition, good repair and weather tight            |

**Township of Belleville**  
**Building Department**

# PARCEL PERMITS

**Parcel Information**

SBL: 0701 9201 2

Address: 740-748 WASHINGTON AVENUE

Property Class: 4B

Zone: B-G

Acreage: 0.89

Land Value: \$429,800.00

Total Value: \$925,000.00

Building Description: 124.89X312.96 1SB

**Owner Information**

Owner: [REDACTED]

Address: 740-748 WASHINGTON AVENUE

BELLEVILLE, N.J. 07109

Work Phone:

Email:

**Permits**

| Permit Number | Application Number | Type       | Description                                                                                                                                                                                                | Status           | Subcodes | Application Date | Issued Date | Closed Date |
|---------------|--------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|------------------|-------------|-------------|
|               | C-23-00127         | UCC Permit | 400 AMP Service \$110                                                                                                                                                                                      | Called for Check | E        | 1/30/2023        |             |             |
| 2004-745      | C-04-24664         | UCC Permit | REP DAM BLOCKS                                                                                                                                                                                             | CLOSED           |          | 7/12/2004        | 7/12/2004   | 7/13/2004   |
| 2005-1226     | C-05-27545         | UCC Permit | TANK INSTALLATION                                                                                                                                                                                          | Closed with Date | B        | 10/5/2005        | 10/5/2005   | 4/13/2009   |
| 2005-649      | C-05-26720         | UCC Permit | REMOVE 1,000 GALLON TANK                                                                                                                                                                                   | Closed           | B        | 6/17/2005        | 6/20/2005   | 7/6/2005    |
| 22-00678      | C-22-00976         | UCC Permit | DEMO                                                                                                                                                                                                       | Issued           | B        | 7/18/2022        | 7/21/2022   |             |
| 22-01133      | C-22-01242         | UCC Permit | New Construction - 6 story mixed use building - two stories S-2 use parking garages - four stories R-2 use 114 Dwelling Units - M use 1st floor commercial space - roof top pool half coah due at issuance | Issued           | B        | 9/6/2022         | 12/1/2022   |             |

| Permit Number | Application Number | Type           | Description                                                      | Status                 | Subcodes | Application Date | Issued Date | Closed Date |
|---------------|--------------------|----------------|------------------------------------------------------------------|------------------------|----------|------------------|-------------|-------------|
|               |                    |                | of CofO                                                          |                        |          |                  |             |             |
| 22-01133+A    | C-22-01242         | UCC Permit     | Permit update Plumbing New Building for 114 units                | Issued                 | P        | 2/7/2023         | 2/23/2023   |             |
| 91-547        | C-04-12873         | UCC Permit     |                                                                  | CLOSED                 |          | 10/15/1991       | 10/15/1991  | 10/16/1991  |
| 95-611        | C-04-16178         | UCC Permit     |                                                                  | CLOSED                 |          | 11/28/1995       | 11/28/1995  | 11/29/1995  |
| 99-155        | C-04-18766         | UCC Permit     | WORKTYPE: BLDG<br>WORKDESC: NEW<br>ROOF (ASPHALT &<br>POLYESTER) | CLOSED                 |          | 4/7/1999         | 4/7/1999    | 4/8/1999    |
| 99-642        | C-04-19277         | UCC Permit     | BLD ROOF<br>WORKDESC:<br>ASPHALT ROOF                            | CLOSED                 |          | 10/26/1999       | 10/26/1999  | 10/27/1999  |
| NP-10-00412   | C-10-00975         | Non UCC Permit | BACKFLOW<br>PREVENTER<br>TESTING NON UCC                         | Issued                 |          | 4/15/2010        | 4/15/2010   |             |
| NP-11-00211   | C-11-00294         | Non UCC Permit | 2011 MERCANTILE<br>LICENSE RENEWAL<br>FOR MGC STONE<br>CO. INC.  | Closed<br>with<br>Date |          | 1/26/2011        | 1/26/2011   | 1/26/2011   |