



City of Plainfield  
515 Watchung Ave  
Plainfield, NJ 07060  
Phone: (908) 753-3386

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## Division of Inspections

### NOTICE OF CODE VIOLATIONS

Name: FORTY FAYETTE HOLDINGS LLC Block: 830 Lot: 14 Qual:  
Address: 45 ROXY AVE  
EDISON, NJ 08820 Site Address: 821-23 2ND PL  
PLAINFIELD, NJ  
Phone:

Reference: 2021-000129 Notice Date: January 21, 2021  
Violation: 2021-00087

Please be advised that a recent inspection of the above premises revealed violations. Listed below are the code violations that were found on this property. Enclosed please find the inspection report for your review.

Please abate/correct those violations on or before the Comply By Date listed below. If violations are abated/corrected within the compliance time period, you may contact the City of Plainfield to make an appointment for re-inspection.

**Please contact the Division of Inspections at (908) 753-3386 to determine whether a permit is required to correct any of the violations found in the report.**

Thank you for your kind and considerate attention to this matter.

| VIOLATION LISTINGS |                |                |                             | Number of Violations Listed: 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------|----------------|----------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Violation Number   | Violation Date | Comply By Date | Corrected or Closed On Date | Violation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 001                | 1/21/2021      | 1/31/2021      |                             | <b><u>2.19 PLUMBING MAINTENANCE</u></b><br>All required plumbing facilities, exclusive of heating unit facilities, shall be maintained in a sanitary condition, free of defect, and in operating condition at all times. Where the said facility or plumbing fixture shall be clogged, overflow, or otherwise necessitate repair, such repairs shall be performed forthwith.<br>Infraction: 2nd fl apt<br>Bathroom<br>Damaged toilet<br>Correction: Repair replace toilet.                                                                                                                                                                                                                                                                                                                                                                                                   |
| 002                | 1/21/2021      | 1/31/2021      |                             | <b><u>2.07 SANITATION AND SAFETY</u></b><br>All parts of the structure shall be kept in a clean and sanitary condition, free of nuisance, and free from health, safety, and fire hazards.<br>Infraction: 2nd fl apt<br>Window not fully functional<br>Correction: Repair windows throughout making them open and close properly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 003                | 1/21/2021      | 1/31/2021      |                             | <b><u>6.5-2. CERTIFICATE OF COMPLIANCE REQUIRED.</u></b><br>No person, firm, corporation or other entity shall purchase, sell, transfer or otherwise convey, or lease, occupy, rent, let, or otherwise deliver up for occupancy (whether commercial or residential) any building, structure or premises, including, without limitation, a dwelling unit or rooming unit, unless a certificate of compliance shall first have been obtained from the Director, Division of Inspections. The foregoing requirements shall be effective whether the sale, transfer, conveyance or change in ownership, occupancy, rental or lease is temporary, seasonal or permanent and whether or not for consideration.<br>Infraction: 2nd fl apt<br>Renting unit without obtaining a certificate of compliance for rental.<br>Correction: Apply for a rental application from this office. |



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Kevin Turner, Code Enforcement Officer

PHONE: (908) 753-3386 E-MAIL: xxxxx.xxxxxx@xxxxxxxxxxxxx.xxx