

PROPERTY MAINTENANCE MANAGER

LIST OF OPEN VIOLATIONS FROM 01/01/2000 TO 01/31/2020

February 26, 2020 3:07:59PM

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
100190420	10/18/2019	3302 / 2 /	CODE ENFORCEMENT	MEER FRANKLIN LAKES ESTATES	645 645-49-51 EWING AVENUE	411 WYCKOFF AVENUE WYCKOFF NJ 07481
373-25N	11/12/2019			OVERGROWTH MUST BE CUT BACK 15 FT FROM ROADWAY. FAILURE TO ABATE BY COMPLY DATE MAY RESULT IN SUMMONSES FI		
Maintain area between street and property line. Every owner shall cut and maintain the grass, weeds, brush, hedges or trees from the curbline or edge of street pavement to the owner’s property line in a neat and orderly manner so that the same do not extend over sidewalk, curb or street in such manner as to obstruct or otherwise interfere with the free use of said sidewalk, curb or street, such interference being deemed maintenance of a nuisance.						
100190428	11/13/2019	2409.02 / 3.01 /	CODE ENFORCEMENT	ROE, ROBERT A. AND KAREN L.B.	503 ALPINE DRIVE	503 ALPINE DRIVE FRANKLIN LAKES NJ 07417
373-25I	11/13/2019			10" DEAD CHERRY TREE 2' FROM FENCE, SOUTH CORNER OF LOT NEEDS TO BE REMOVED TO MITIGATE HAZARD. FAILURE TO AB		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100200029	1/3/2020	2710 / 5.01 /	CODE ENFORCEMENT	SCHMIDT, MICHAEL J	119 BIRCH ROAD	119 BIRCH ROAD FRANKLIN LAKES NJ 07417
373-25I	2/7/2020			22" HEMLOCK LAYING ACROSS YARD MUST BE REMOVED. CALL 201-891-4000 X1217 FOR REINSPECTION		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100200010	1/10/2020	1202.02 / 3 /	CODE ENFORCEMENT	HANSEN, ROGER M & EILEEN	888 BRIARWOODS ROAD	888 BRIARWOODS ROAD FRANKLIN LAKES NJ 07417
300-128C1c	1/10/2020			FAILURE TO OBTAIN SIGN PERMIT. APPLY AND AFFIX SIGN PERMIT BY COMPLY DATE OR SUMMONSES, FINES AND MANDATORY C		
Temporary signs fees and fines. There shall be a fee of \$40 for a permit to erect a temporary sign. There shall be a fine of \$200 imposed upon the property owner or the owner's agent or applicant for any violation of the regulations which apply to temporary signs. A fine of \$200 shall be imposed for each and every day the violation continues to exist. Permits issued for temporary signs shall be issued for a period not to exceed six months or when the reason for the issuance of the permit no longer exists or is otherwise described herein, whichever is shorter.						
100170314	7/17/2017	1201.03 / 11 /	NUISANCE	ALLEN, BRENDAN AND OMAIRA G	985 BRIARWOODS ROAD	478 HOBART AVE HALEDON NJ 07508
370-10A4a	2/20/2020			THIRD YEAR REGISTRATION IS DUE IN THE AMOUNT OF \$1,600.00 BY MARCH 1, 2020. PLEASE CALL 201-891-4000 X1217 WITH ANY Q		
A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official, that: (4) The property has been determined to be a nuisance by the Construction Official, in accordance with N.J.S.A. 55:19-82, for one or more of the following reasons; (a) The property has been found to be unfit for human habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;						
100170093	3/30/2017	1208 / 8 /	ABANDONED/FORECL	LUTHER, JAMES J	1011 COLONIAL ROAD	1011 COLONIAL ROAD FRANKLIN LAKES NJ 07417
370-4	2/20/2020			FORECLOSURE REGISTRATION IS DUE IN THE AMOUNT OF \$1,600.00 BY MARCH 1, 2020. FAILURE TO COMPLY WILL RESULT IN SUM		

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied. B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department. C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any. D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned. E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein. G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article. I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement. J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100190278	8/1/2019	1305 / 5 /	CODE ENFORCEMENT	THOMA, ROBERT G. AND PRISCILLA	857 COLONIAL ROAD	857 COLONIAL RD FRANKLIN LAKES NJ 07417
373-261	8/1/2019		HIGH GRASS MUST BE CUT IMMEDIATELY ON ENTIRE PROPERTY, BACK, SIDES, FRONT. FAILURE TO ABATE BY COMPLY DATE MAY			
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
373-251	8/5/2019		SHRUB OVERGROWTH MUST BE CUT BACK. FAILURE TO ABATE BY THE COMPLY DATE MAY RESULT IN SUMMONSES, FINES AND M			
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100190404	10/10/2019	1110.05 / 13 /	CODE ENFORCEMENT	TRUDEAU, MARK and LAUREN	741 DAKOTA TRAIL	741 DAKOTA TRAIL FRANKLIN LAKES NJ 07417
373-261	10/11/2019		HIGH GRASS MUST BE CUT IMMEDIATELY ON ENTIRE PROPERTY. FAILURE TO ABATE BY COMPLY DATE MAY RESULT IN SUMMON			
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
370-6	10/11/2019		HOUSE FOUND UNSECURED. POLICE AND CODE OFFICIAL CONDUCTED WALK THRU AND SECURED BUILDING.			

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
A. Properties subject to the requirement of this article shall be maintained in a secure manner so as not to be accessible to unauthorized persons.						
B. A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured.						
C. If a mortgage on a property is in default, and the property has become vacant or abandoned, a property manager shall be designated by the mortgagee to perform the work necessary to bring the property into compliance with the applicable code(s), and the property manager must perform regular inspections to verify compliance with the requirements of this article, and any other applicable laws.						
370-4G	10/11/2019		FAILURE TO NOTIFY BOROUGH OF CHANGE OF OCCUPANCY.			
G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change						
100160336	12/7/2016	1110.05 / 13 /	ABANDONED/FORECL	TRUDEAU, MARK and LAUREN	741 DAKOTA TRAIL	741 DAKOTA TRAIL FRANKLIN LAKES NJ 07417
370-4	2/20/2020		FORECLOSURE REGISTRATION IS OVERDUE IN THE AMOUNT OF \$1,600.00. FAILURE TO SEND THE FEE AND REGISTRATION BY 03/4			
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.						
B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department.						
C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any.						
D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned.						
E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.						
F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein.						
G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change.						
H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article.						
I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.						
J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100190409	10/24/2019	1209 / 18 /	CODE ENFORCEMENT	RODIA, PAOLO AND LAURIE KLOSS	936 DOGWOOD TRAIL	163 E. MAIN ST, UNIT 151 LITTLE FALLS NJ 07424
404-1	10/24/2019		SOIL MOVEMENT FROM 644 HMR TO 936 DW. FAILURE TO CONTACT CODE OFFICIAL BY COMPLY DATE WILL RESULT IN SUMMONS			
No person, firm or corporation shall do, cause or allow any of the following actions to occur on any land in the Borough, unless and until a soil permit shall first have been issued by the Borough Engineer:						
A. The addition, removal or movement of more than 100 cubic yards of soil from or on any lot or a change in its contour of greater than six inches.						
B. The moving of any soil on a lot where the activity results in a change in the lot contours which result in a change in the drainage characteristics of the lot to the extent that there is increased or decreased runoff to any abutting properties or private or public roads.						
100190325	8/20/2019	2602.06 / 8 /	CODE ENFORCEMENT	SHADOWLAKES INVT LLC	268 EDGEWOOD ROAD	12-45 RIVER ROAD FAIR LAWN NJ 07410

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
220-4	9/13/2019			FAILURE TO COMPLY WITH THE TERMS OUTLINED IN THE CONDITIONAL CCO FOR THE RESALE OF A SINGLE FAMILY DWELLING.		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100170347	8/11/2017	3202 / 1.01 /	ABANDONED/FORECL	NAMIOTKA, EMINA	834 EWING AVENUE	834 EWING AVE FRANKLIN LAKES NJ 07417
370-4	2/24/2020			FORECLOSURE REGISTRATION IS OVERDUE IN THE AMOUNT OF \$1,600.00. FAILURE TO SEND THE FEE AND REGISTRATION BY 03/		
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.						
B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department.						
C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any.						
D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned.						
E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.						
F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein.						
G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change.						
H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article.						
I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.						
J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.						
100180459	9/24/2018	2408 / 1.05 /	CODE ENFORCEMENT	BLUE HILL TERRACE LLC	615 FRANKLIN AVENUE	615 FRANKLIN AVENUE FRANKLIN LAKES NJ 07417
373-25N	9/24/2018			OVERGROWTH MUST BE CUT BACK FROM ROADWAY. PLEASE FOLLOW HIGHLIGHTED INSTRUCTIONS ON ATTACHED NOTICE. FA		
Maintain area between street and property line. Every owner shall cut and maintain the grass, weeds, brush, hedges or trees from the curbline or edge of street pavement to the owner's property line in a neat and orderly manner so that the same do not extend over sidewalk, curb or street in such manner as to obstruct or otherwise interfere with the free use of said sidewalk, curb or street, such interference being deemed maintenance of a nuisance.						
100190386	9/13/2019	2401.03 / 2.01 /	CODE ENFORCEMENT	CAPIROSSI, JAMES & LISA	668 FRANKLIN AVENUE	668 FRANKLIN AVENUE FRANKLIN LAKES NJ 07417
373-25L7	9/13/2019			UNREGISTERED VEHICLE ON PROPERTY. FAILURE TO REMOVE BY COMPLY DATE WILL RESULT IN SUMMONSES FINES AND MAN		

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Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
Vehicles or parts thereof, including boats and trailers, motorized or not, licensed or unlicensed, registered or unregistered, which vehicles or parts thereof are or have been junked, abandoned, dismantled or are in a state of visible disrepair for a period of more than two weeks. This subsection shall take effect only where the conditions described herein are visible from surrounding or adjoining properties. This subsection, however, shall not be applicable to vehicles located on properties upon which the business of an automobile body or repair shop or automobile dealership is conducted, where ongoing repairs are being conducted in a vehicle for up to 45 days.[2] [2] Editor's Note: See Ch. 461, Vehicles, Abandoned.						
100200016	1/31/2020	1424 / 3. /	CODE ENFORCEMENT	REDLITZ,JOSEPH E. AND JOAN F.	734 FRANKLIN AVENUE	734 FRANKLIN AVENUE FRANKLIN LAKES NJ 07417
373-251	2/6/2020			DEAD TREES MUST CLEANED AND OVERGROWTH CUT BACK FROM SHIRLEY AVENUE. FAILURE TO ABATE BY COMPLY DATE WII		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100200009	1/10/2020	1513 / 1 /	CODE ENFORCEMENT	1ST REAL ESTATE INVESTMENT TRU	864 FRANKLIN AVENUE	505 MAIN ST. P.O.B 667 HACKENSACK NJ 07601
373-25A	1/10/2020			GARBAGE AND DEBRIS IN REAR OF BUILDING AND BY STREAM, GARBAGE CONTAINERS BLOCKING FIRE LANE ACCESS MUST BE		
Sanitation. All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition, free from any accumulation of rubbish, garbage or household goods.						
100190323	8/19/2019	1403 / 1 /	CODE ENFORCEMENT	DEL GUERCIO JR, ERNEST	942 FRANKLIN AVENUE	41 PLYMOUTH ROAD GLEN ROCK NJ 07452
220-4	8/19/2019			FAILURE TO COMPLY WITH THE TERMS OUTLINED IN THE CONDITIONAL CCO FOR THE RESALE OF A SINGLE FAMILY DWELLING.		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100170040	2/6/2017	1110.02 / 1 /	NUISANCE	GIANNINI, SALVATORE J	980 FRANKLIN LAKE ROAD	PO BOX 706 FRANKLIN LAKES NJ 07417
370-10.A.(4)(b)	2/19/2020			THIRD YEAR REGISTRATION IS OVER DUE IN THE AMOUNT OF \$1,600.00. PLEASE REMIT BEFORE MARCH 1, 2020 IN ORDER TO AV		
A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official, that: (4) The property has been determined to be a nuisance by the Construction Official, in accordance with N.J.S.A. 55:19-82, for one or more of the following reasons: (b) The condition and vacancy of the property materially increases the risk of fire to the property and adjacent properties;						
220-4	2/19/2020					
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100190297	8/8/2019	1106 / 8 /	CODE ENFORCEMENT	HARTOUNIAN, NAREG	382 FREEMANS LANE	1 WALL ST., UNIT 7A FORT LEE NJ 07024
373-261	10/24/2019			DEAD TREE BY 1ST DRIVEWAY ENTRANCE NEEDS TO BE REMOVED IMMEDIATELY TO MITIGATE HAZARD. FAILURE TO ABATE BY		

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Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
373-25A	10/24/2019			GARBAGE BY END OF DRIVEWAY NEEDS TO BE REMOVED IMMEDIATELY.		
Sanitation. All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition, free from any accumulation of rubbish, garbage or household goods.						
100190427	11/13/2019	1314.02 / 12 /	CODE ENFORCEMENT	RAIA, JOSEPH A. & NADINE	665 GLENDALE ROAD	265 HAVEN ROAD FRANKLIN LAKES NJ 07417
311-8	11/13/2019			GARBAGE CANS LEFT AT CURB. FAILURE TO ABATE BY THE COMPLY DATE WILL RESULT IN SUMMONSES, FINES, AND MANDATORY COURT APPEARANCE.		
A. All trash and receptacles containing trash to be picked up by the municipal scavenger from residential properties shall be placed at the curb no earlier than 3:00 p.m. the day next preceding the collection date for such material. Residents are encouraged to place trash at the curb on the morning that the trash is being collected, but no later than 6:00 a.m., as curbside garbage left overnight attracts bears and other wild animals. Trash which is not picked up, for whatever reason, and receptacles shall be removed from the front of the residential premises no later than 7:00 p.m. on collection days.						
B. Any litter or debris which falls out of trash receptacles or is caused by the process of removing trash from in front of residential properties shall also be removed from in front of residential properties no later than 7:00 p.m. on collection days.						
100170042	2/6/2017	2417 / 1.03 /	NUISANCE	CRAWFORD, MARY	576 HADDON PLACE	136 BROOKSIDE LANE MT ARLINGTON NJ 07876
370-10A4a	2/20/2020			THIRD YEAR REGISTRATION IS OVERDUE IN THE AMOUNT OF \$1,600.00. PLEASE REMIT BY 03/01/2020 TO AVOID VIOLATION FINES AND MANDATORY COURT APPEARANCE.		
A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official, that: (4) The property has been determined to be a nuisance by the Construction Official, in accordance with N.J.S.A. 55:19-82, for one or more of the following reasons; (a) The property has been found to be unfit for human habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;						
100190425	11/12/2019	1314.04 / 12 /	CODE ENFORCEMENT	BAALI, AHMAD	726 HICKORY HILL ROAD	726 HICKORY HILL ROAD FRANKLIN LAKES NJ 07417
373-25L7	11/12/2019			UNREGISTERED VEHICLE ON PROPERTY. FAILURE TO REMOVE BY COMPLY DATE WILL RESULT IN SUMMONSES FINES AND MANDATORY COURT APPEARANCE.		
Vehicles or parts thereof, including boats and trailers, motorized or not, licensed or unlicensed, registered or unregistered, which vehicles or parts thereof are or have been junked, abandoned, dismantled or are in a state of visible disrepair for a period of more than two weeks. This subsection shall take effect only where the conditions described herein are visible from surrounding or adjoining properties. This subsection, however, shall not be applicable to vehicles located on properties upon which the business of an automobile body or repair shop or automobile dealership is conducted, where ongoing repairs are being conducted in a vehicle for up to 45 days.[2]						
[2]						
Editor's Note: See Ch. 461, Vehicles, Abandoned.						
100190421	11/12/2019	1207.02 / 3 /	CODE ENFORCEMENT	THOMAS, JANICE D	914 HIGH MOUNTAIN ROAD	914 HIGH MOUNTAIN RD FRANKLIN LAKES NJ 07417
373-25N	11/12/2019			OVERGROWTH MUST BE CUT BACK 15 FT FROM ROADWAY. FAILURE TO ABATE BY COMPLY DATE MAY RESULT IN SUMMONSES FINES AND MANDATORY COURT APPEARANCE.		
Maintain area between street and property line. Every owner shall cut and maintain the grass, weeds, brush, hedges or trees from the curbline or edge of street pavement to the owner's property line in a neat and orderly manner so that the same do not extend over sidewalk, curb or street in such manner as to obstruct or otherwise interfere with the free use of said sidewalk, curb or street, such interference being deemed maintenance of a nuisance.						
100190417	11/8/2019	2101.02 / 8 /	CODE ENFORCEMENT	BENKO, VIKTOR and ADRIANNA	245 INDIAN TRAIL DRIVE	245 INDIAN TRAIL DR FRANKLIN LAKES NJ 07417
404-1	11/12/2019			FAILURE TO APPLY FOR PERMIT BY THE COMPLY DATE MAY RESULT IN SUMMONSES, FINES AND MANDATORY COURT APPEARANCE.		

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
No person, firm or corporation shall do, cause or allow any of the following actions to occur on any land in the Borough, unless and until a soil permit shall first have been issued by the Borough Engineer:						
A. The addition, removal or movement of more than 100 cubic yards of soil from or on any lot or a change in its contour of greater than six inches						
B. The moving of any soil on a lot where the activity results in a change in the lot contours which result in a change in the drainage characteristics of the lot to the extent that there is increased or decreased runoff to any abutting properties or private or public roads.						
100190371	9/5/2019	1409.01 / 2.08 /	CODE ENFORCEMENT	US BANK NA TRSTE	565 KIOWA DRIVE	3217 S DECKER LAKE DRIVE SALT LAKE CITY UT 84119
220-4	9/5/2019			FAILURE TO OBTAIN CCO APPLICATION.		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100190290	8/6/2019	1503 / 5 /	CODE ENFORCEMENT	PEROLLI, SKENDER	195 LAKESIDE BOULEVARD	195 LAKESIDE BOULEVARD FRANKLIN LAKES NJ 07417
373-261	8/6/2019			FINAL NOTICE BEFORE SUMMONS CLEAN UP IMMEDIATELY ON ENTIRE PROPERTY. FAILURE TO ABATE BY COMPLY DATE WILL RI		
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
100190424	11/1/2019	1303.01 / 2 /	CODE ENFORCEMENT	HEXTER, DAVID M AND VALDES, GRE	779 MCCOY ROAD	779 MCCOY ROAD FRANKLIN LAKES NJ 07417
373-261	11/12/2019			GENERAL PROPERTY MAINTENANCE REQUIRED.		
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
373-251	11/12/2019			FALLEN TREE NEEDS TO BE REMOVED. FAILURE TO ABATE BY COMPLY DATE WILL RESULT IN SUMMONS, FINES AND MANDATOR		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100190342	8/20/2019	1303.01 / 2 /	CODE ENFORCEMENT	HEXTER, DAVID M& VALDES, GREYS'	779 MCCOY ROAD	779 MCCOY ROAD FRANKLIN LAKES NJ 07417
373-251	12/4/2019			TREE LIMBS NEED TO BE REMOVED IMMEDIATELY. FAILURE TO ABATE BY COMPLY DATE MAY RESULT IN SUMMONSES FINES ANI		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100190376	9/9/2019	2508 / 3 /	ABANDONED/FORECL	US BANK TRUSTEE	872 OLD MILL ROAD	1 HOME CAMPUS DESMOINES IA 50328
370	9/9/2019			A PROPERTY WITH A FORECLOSURE ACTION MUST REGISTER WITH THE BOROUGH OF FRANKLIN LAKES AND PAY THE \$400.00 RE		

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
ABANDONED REAL PROPERTY						
Any real property located in the Borough, whether vacant or occupied, that is in default on a mortgage, has had a lis pendens filed against it by the lender holding a mortgage on the property, is subject to an ongoing foreclosure action by the lender, is subject to an application for a tax deed or pending tax assessors lien sale, or has been transferred to the lender under a deed in lieu of foreclosure. The designation of a property as "abandoned" shall remain in place until such time as the property is sold or transferred to a new owner, the foreclosure action has been dismissed, or any default on the mortgage has been cured						
370	9/9/2019		FAILURE TO COMPLY WILL RESULT IN SUMMONSES, FINES AND MANDATORY COURT APPEARANCE. PLEASE CALL 201-891-40000 X			
ABANDONED REAL PROPERTY						
Any real property located in the Borough, whether vacant or occupied, that is in default on a mortgage, has had a lis pendens filed against it by the lender holding a mortgage on the property, is subject to an ongoing foreclosure action by the lender, is subject to an application for a tax deed or pending tax assessors lien sale, or has been transferred to the lender under a deed in lieu of foreclosure. The designation of a property as "abandoned" shall remain in place until such time as the property is sold or transferred to a new owner, the foreclosure action has been dismissed, or any default on the mortgage has been cured						
100170362	8/21/2017	2101.11 / 12 /	ABANDONED/FORECL	FANALE, PATRICK AND JEANNE	891 OLENTANGY ROAD	891 OLENTANGY RD FRANKLIN LAKES NJ 07417
370-4	2/24/2020		ABANDONED PROPERTY REGISTRATION AND PAYMENT IS DUE BY COMPLY DATE FOR 2020 IN THE AMOUNT OF \$1,600.00 PLEASE S			
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.						
B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department.						
C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any.						
D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned.						
E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.						
F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein.						
G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change.						
H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article.						
I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.						
J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100190265	7/18/2019	3301.01 / 1.01 /	CODE ENFORCEMENT	FEIGNER, GEORGE C & RUTH J TRS	699 ORCHARD LANE	10 MOUNTAIN ROAD MONTAGUE NJ 07827
373-25L7	7/18/2019		LICENSE DOES NOT MATCH VEHICLE. MUST BE REMOVED IMMEDIATELY.			

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
Vehicles or parts thereof, including boats and trailers, motorized or not, licensed or unlicensed, registered or unregistered, which vehicles or parts thereof are or have been junked, abandoned, dismantled or are in a state of visible disrepair for a period of more than two weeks. This subsection shall take effect only where the conditions described herein are visible from surrounding or adjoining properties. This subsection, however, shall not be applicable to vehicles located on properties upon which the business of an automobile body or repair shop or automobile dealership is conducted, where ongoing repairs are being conducted in a vehicle for up to 45 days.[2] [2] Editor's Note: See Ch. 461, Vehicles, Abandoned.						
311-18	7/18/2019			FAILURE TO REMOVE CAR BY COMPLY DATE WILL RESULT IN SUMMONSES, FINES AND MANDATORY COURT APPEARANCE. CALL		
The parking of vehicles on residential lawns is hereby prohibited.						
100180084	3/13/2018	2101.17 / 14 /	CODE ENFORCEMENT	FROST HOME SOLUTIONS LLC ETAL	233 OSAGE LANE	184 BERGEN AVENUE CLIFTON NJ 07011
220-4	3/13/2018			FAILURE TO OBTAIN A CCO FOR RESALE OF RESIDENTIAL FAMILY DWELLING. FAILURE TO APPLY BEFORE COMPLY DATE WILL RI		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100200005	1/6/2020	2413 / 1.04 /	CODE ENFORCEMENT	KIM, YOUNG G. AND AMY	492 PACKER AVENUE	492 PACKER AVE FRANKLIN LAKES NJ 07417
373-251	1/6/2020			TREE 28" BLACK OAK LEANING INTO 486 NEEDS TO BE REMOVED IMMEDIATELY. FAILURE TO ABATE BY COMPLY DATE MAY RESU		
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100170044	2/6/2017	3103.04 / 1 /	NUISANCE	DIMINNI, DOMENICK	642 PAWNEE LANE	24 ROSALIE AVENUE CLIFTON NJ 07015
370-10A4b	2/20/2020			THIRD YEAR REGISTRATION IS DUE IN THE AMOUNT OF \$1,600.00. PLEASE REMIT BY MARCH 1, 2020 TO AVOID VIOLATIONS, FINES		
A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official, that: (4) The property has been determined to be a nuisance by the Construction Official, in accordance with N.J.S.A. 55:19-82, for one or more of the following reasons: (b) The condition and vacancy of the property materially increases the risk of fire to the property and adjacent properties;						
100170103	4/4/2017	1307 / 1.12 /	ABANDONED/FORECL	FISHER BILLY B ROSANNE	809 POND BROOK ROAD	809 POND BROOK ROAD FRANKLIN LAKES NJ 07417
370-4	2/18/2020			ABANDONED PROPERTY REGISTRATION AND PAYMENT OF \$1,600.00 IS DUE BY MARCH 1, 2020 PLEASE SEE ATTACHED		

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied. B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department. C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any. D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned. E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein. G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article. I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement. J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100190343	8/20/2019	1601.03 / 18.01 /	CODE ENFORCEMENT	GOZMAN, REGINA	794 PONY TRAIL	794 PONY TRAIL FRANKLIN LAKES NJ 07417
220-4	9/13/2019			FAILURE TO COMPLY WITH THE TERMS OUTLINED IN THE CONDITIONAL CCO FOR THE RESALE OF A SINGLE FAMILY DWELLING.		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100190329	8/20/2019	2504.01 / 27 /	CODE ENFORCEMENT	KRESKI, MARTIN H. & PAULINE L.	469 PULIS AVENUE	469 PULIS AVENUE FRANKLIN LAKES NJ 07417
220-4	8/27/2019			FAILURE TO COMPLY WITH THE TERMS OUTLINED IN THE CONDITIONAL CCO FOR THE RESALE OF A SINGLE FAMILY DWELLING.		
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100180041	2/26/2018	3204 / 5 /	ABANDONED/FORECL	MUSCARA, FRANK T JR AND PAMELA	702 SABER DRIVE	797 EWING AVE/702 SABER FRANKLIN LAKES NJ 07417
370-4	11/7/2018			FORECLOSURE REGISTRATION IS OVERDUE IN THE AMOUNT OF \$800.00. FAILURE TO SEND THE FEE AND REGISTRATION BY 04/15		

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied. B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department. C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any. D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned. E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein. G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article. I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement. J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100200011	1/13/2020	2101.08 / 24 /	CODE ENFORCEMENT	MAHMOOD, FAISAL	895 SCIOTO DRIVE	1125 MAXWELL LANE, 807 HOBOKEN NJ 07030
373-251	1/13/2020	GENERAL PROPERTY MAINTENANCE IS IMMEDIATELY REQUIRED. FAILURE TO ABATE MAY RESULT IN SUMMONSES, FINES AND M				
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100190184	6/4/2019	2101.10 / 27 /	CODE ENFORCEMENT	GONTA, ILYA & BELLA	976 SCIOTO DRIVE	976 SCIOTO DRIVE FRANKLIN LAKES NJ 07417
373-251	6/4/2019	Hazardous tree leaning towards the road that needs to be removed immediately to mitigate the hazard, tree debris along the road needs to be cleaned. We ha				
Noxious vegetation. The exterior of all premises shall be kept free of the following matter, materials or conditions: weeds, brush, stumps, roots which are obnoxious, noxious or detrimental to public health and safety; this includes but is not limited to poison ivy, poison oak, poison sumac and ragweed growth. This shall also include dead and dying trees and limbs or other natural growth, including compost heaps or piles which, by reason of rotting or deteriorating conditions, create obnoxious odors or blighting and unsightly factors for adjoining properties or the Borough of Franklin Lakes. Under no circumstances are compost heaps or piles permitted in front or side yards. The provisions of this article shall not apply to farmland, pastureland, grazing land, natural areas and undeveloped tracts.						
100190135	5/20/2019	1106.05 / 4 /	CODE ENFORCEMENT	GHARIBO, CHRISTOPHER & MECIDE	7 SHINNECOCK TRAIL	292 HAVEN RD FRANKLIN LAKES NJ 07417
373-261	5/20/2019	HIGH GRASS, WEEDS NEED TO BE CUT IMMEDIATELY. FAILURE TO ABATE BY THE COMPLY DATE MAY RESULT IN SUMMONSES, FI				
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
100190122	5/17/2019	2302 / 1.07 /	ABANDONED/FORECL	MATHIESON, KENNETH & DENISE	232 STEVES LANE	232 STEVES LN FRANKLIN LAKES NJ 07417
370-4	5/20/2019	LAST NOTICE BEFORE SUMMONS IS ISSUED ABANDONED FORECLOSURE PROPERTY REGISTRATION AND FEE \$400.00 DUE IMMEDI				
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.						
B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department.						
C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any.						
D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned.						
E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.						
F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein.						
G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change.						
H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article.						
I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.						
J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100190351	8/22/2019	2302 / 1.02 /	CODE ENFORCEMENT	SURLAK (TRSTE), THERESA	567 SUMMIT AVENUE	126 PERRIN AVE POMPTON LAKES NJ 07442
373-261	8/22/2019	HIGH GRASS MUST BE CUT IMMEDIATELY ON ENTIRE PROPERTY. FAILURE TO ABATE BY COMPLY DATE MAY RESULT IN SUMMON				
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
100170478	11/29/2017	1104 / 12 /	ABANDONED/FORECL	SHAH, KEDAR AND PARUL TRSTES	814 SUSSEX ROAD	1 IRVING PLACE P14B NEW YORK NY 10003
370-4	2/25/2020	ABANDONED PROPERTY REGISTRATION AND PAYMENT IN THE AMOUNT OF 1,600.00 IS DUE BY COMPLY DATE FOR 2020. PLEASE S				

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied. B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department. C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any. D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned. E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein. G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article. I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement. J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						
100170047	2/6/2017	2201.04 / 8 /	NUISANCE	BELLO, JOHN	852 TEQUESTA DRIVE	852 TEQUESTA DRIVE FRANKLIN LAKES NJ 07417
370-10.A.(4)(a)			2/20/2020	THIRD YEAR REGISTRATION IS DUE BY MARCH 1, 2020 IN THE AMOUNT OF \$1,600.00. PLEASE CALL 201-891-4000 X1217 WITH ANY C		
A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official, that: (4) The property has been determined to be a nuisance by the Construction Official, in accordance with N.J.S.A. 55:19-82, for one or more of the following reasons; (a) The property has been found to be unfit for human habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;						
100190277	8/1/2019	1607.02 / 8 /	CODE ENFORCEMENT	PUERTA, OSCAR & DEL VALLE, MONI	800 TRAILING RIDGE ROAD	800 TRAILING RIDGE ROAD FRANKLIN LAKES NJ 07417
404-1			8/1/2019	SOIL & TREE REMOVAL. NO SILT FENCE OR PAD AT EDGE OF PROPERTY. CALL 201-891-4000 EXT 1217 FOR REINSPECTION OR QUES		
No person, firm or corporation shall do, cause or allow any of the following actions to occur on any land in the Borough, unless and until a soil permit shall first have been issued by the Borough Engineer: A. The addition, removal or movement of more than 100 cubic yards of soil from or on any lot or a change in its contour of greater than six inches. B. The moving of any soil on a lot where the activity results in a change in the lot contours which result in a change in the drainage characteristics of the lot to the extent that there is increased or decreased runoff to any abutting properties or private or public roads.						
100190344	8/20/2019	1607.04 / 6 /	CODE ENFORCEMENT	801 TRAILING RIDGE LLC	801 TRAILING RIDGE ROAD	1689 49TH STREET BROOKLYN NY 11204
373-26I			10/29/2019	FAILURE TO MAINTAIN PROPERTY		
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date	Corrected Date	Comments			
Violation Description						
220-4	9/13/2019		FAILURE TO COMPLY WITH THE TERMS OUTLINED IN THE CONDITIONAL CCO FOR THE RESALE OF A SINGLE FAMILY DWELLING.			
An application for a continued certificate of occupancy shall be filed with the Construction Official upon any change of occupancy of real property in the Borough. The Construction Official shall review the application and inspect the premises for compliance with all applicable codes and ordinances. No continued certificate of occupancy shall be issued if the property owner's escrow account for professional services is deficient or if there is an open construction permit for the property. An open construction permit is a permit for which final inspections have not yet been obtained and therefore the permit has not been closed. Prior to the issuance of a continued certificate of occupancy, a zoning permit shall be issued by the Zoning Officer in accordance with Chapter 495 of the Borough Code.						
100190380	9/13/2019	3102 / 4.01 /	CODE ENFORCEMENT	615 VERMEULEN LLC ALEX RAD	615 VERMEULEN PLACE	615 VERMEULEN PLACE FRANKLIN LAKES NJ 07417
373-261	10/29/2019		OVERGROWTH MUST BE CUT ON FRONT SIDES AND REAR OF PROPERTY. FAILURE TO COMPLY WILL RESULT IN SUMMONSES, FINI			
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
220-4	10/29/2019		FAILURE TO COMPLY WITH TERMS OF CONDITIONAL CCO.			
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100190339	8/20/2019	3102 / 4 /	CODE ENFORCEMENT	DIRIN, DENIS	621 VERMEULEN PLACE	621 VERMEULEN PLACE FRANKLIN LAKES NJ 07417
373-261	11/1/2019		HIGH GRASS AND OVERGROWTH MUST BE CUT IMMEDIATELY ON ENTIRE PROPERTY. FAILURE TO ABATE BY COMPLY DATE MAY			
Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Borough of Franklin Lakes. Grass located in any landscaped or improved or cleared area which is taller than five inches shall be considered overgrown and a violation of this section.						
100190357	8/28/2019	3102 / 4 /	CODE ENFORCEMENT	DIRIN, DENIS	621 VERMEULEN PLACE	621 VERMEULEN PLACE FRANKLIN LAKES NJ 07417
373-25G	8/28/2019		PILE OF DEAD TREES, BRANCHES, DEBRIS ATTRACTING VERMIN AND NEEDS TO BE REMOVED IMMEDIATELY. FAILURE TO ABATE			
Insect and rat control. All premises shall be kept free of rodents, vermin, pest infestation or rodent harborages. An owner of a structure or property shall be responsible for the extermination of insects, rats, vermin or other pests in all exterior and interior areas of the premises.						
373-251	8/28/2019		NOXIOUS VEGETATION. THE EXTERIOR OF ALL PREMISES SHALL BE KEPT FREE OF THE FOLLOWING MATTER, MATERIALS OR CONDITIONS: WEEDS, BRUSH, STUMPS, ROOTS WHICH ARE OBNOXIOUS, NOXIOUS OR DETRIMENTAL TO PUBLIC HEALTH AND SAFETY; THIS INCLUDES BUT IS NOT LIMITED TO POISON IVY, POISON OAK, POISON SUMAC AND RAGWEED GROWTH. THIS SHALL ALSO INCLUDE DEAD AND DYING TREES AND LIMBS OR OTHER NATURAL GROWTH, INCLUDING COMPOST HEAPS OR PILES WHICH, BY REASON OF ROTTING OR DETERIORATING CONDITIONS, CREATE OBNOXIOUS ODORS OR BLIGHTING AND UNSIGHTLY FACTORS FOR ADJOINING PROPERTIES OR THE BOROUGH OF FRANKLIN LAKES. UNDER NO CIRCUMSTANCES ARE COMPOST HEAPS OR PILES PERMITTED IN FRONT OR SIDE YARDS. THE PROVISIONS OF THIS ARTICLE SHALL NOT APPLY TO FARMLAND, PASTURELAND, GRAZING LAND, NATURAL AREAS AND UNDEVELOPED TRACTS.			
100190390	9/17/2019	3102 / 3.03 /	CODE ENFORCEMENT	LAURITA, CHRISTOPHER	322 WATERVIEW DRIVE	322 WATERVIEW DR FRANKLIN LAKES NJ 07417
300-128C1c	9/17/2019		NO SIGN PERMIT. FAILURE TO OBTAIN A TEMPORARY SIGN PERMIT BY THE COMPLY DATE MAY RESULT IN SUMMONSES FINES AN			
Temporary signs fees and fines. There shall be a fee of \$40 for a permit to erect a temporary sign. There shall be a fine of \$200 imposed upon the property owner or the owner's agent or applicant for any violation of the regulations which apply to temporary signs. A fine of \$200 shall be imposed for each and every day the violation continues to exist. Permits issued for temporary signs shall be issued for a period not to exceed six months or when the reason for the issuance of the permit no longer exists or is otherwise described herein, whichever is shorter.						

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation .No.	Violation Date		Corrected Date	Comments		
Violation Description						
100170005	1/6/2017	1607.06 / 1 /	ABANDONED/FORECL	GRAETZ, NORBERT	832 WINTON GAIT LANE	832 WINTON GAIT LANE FRANKLIN LAKES NJ 07417
370-4	10/31/2018	FORECLOSURE REGISTRATION IS OVERDUE IN THE AMOUNT OF \$1,600.00. FAILURE TO SEND THE FEE AND REGISTRATION BY 03/				
A. Any mortgagee who holds a mortgage on real property located within the Borough shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The mortgagee shall, within 10 days of the inspection, register the property with the Construction Enforcement Department, on forms provided by the Construction Enforcement Department, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied. B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or its designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy. If the property is found to be vacant or shows evidence of vacancy, the mortgagee shall, within 10 days of that inspection, update the property registration to a vacancy status on forms provided by the Construction Enforcement Department. C. Registration pursuant to this section shall contain the following information for the mortgagee, the owner and the occupant (if any): the name, the mailing address, a direct contact name and telephone number, facsimile number and email address. The application shall also contain the block and lot, and the name and twenty-four-hour contact telephone number of the property management company responsible for the security and maintenance of the property, if any. D. A nonrefundable annual registration fee in the amount of \$400 for the initial year or portion thereof per property shall accompany the registration form. The annual fee shall be \$800 for the second year of registration, and \$1,600 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned. E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. F. Properties shall comply with the requirements of this article, including, but not limited to, registration requirements, and the inspection, security and maintenance requirements, as long as they remain abandoned, as defined herein. G. Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. H. If a property is no longer abandoned, as defined herein, within 10 days of the change, the person or legal entity that has registered the property shall notify the Code Enforcement Official and the property shall no longer be considered abandoned for purposes of this article. I. Failure of the mortgagee and/or owner to properly register or to modify the registration form to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement. J. Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Borough may take the necessary action to ensure compliance with this article and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance						