



CITY OF NEWARK

City Hall
920 Broad St
Newark, NJ 07102
www.ci.newark.nj.us

Ras J. Baraka
MAYOR

DEPARTMENT OF ENGINEERING

Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
(973) 877-9578

GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2022-019539

Date of Inspection: 3/29/2022

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

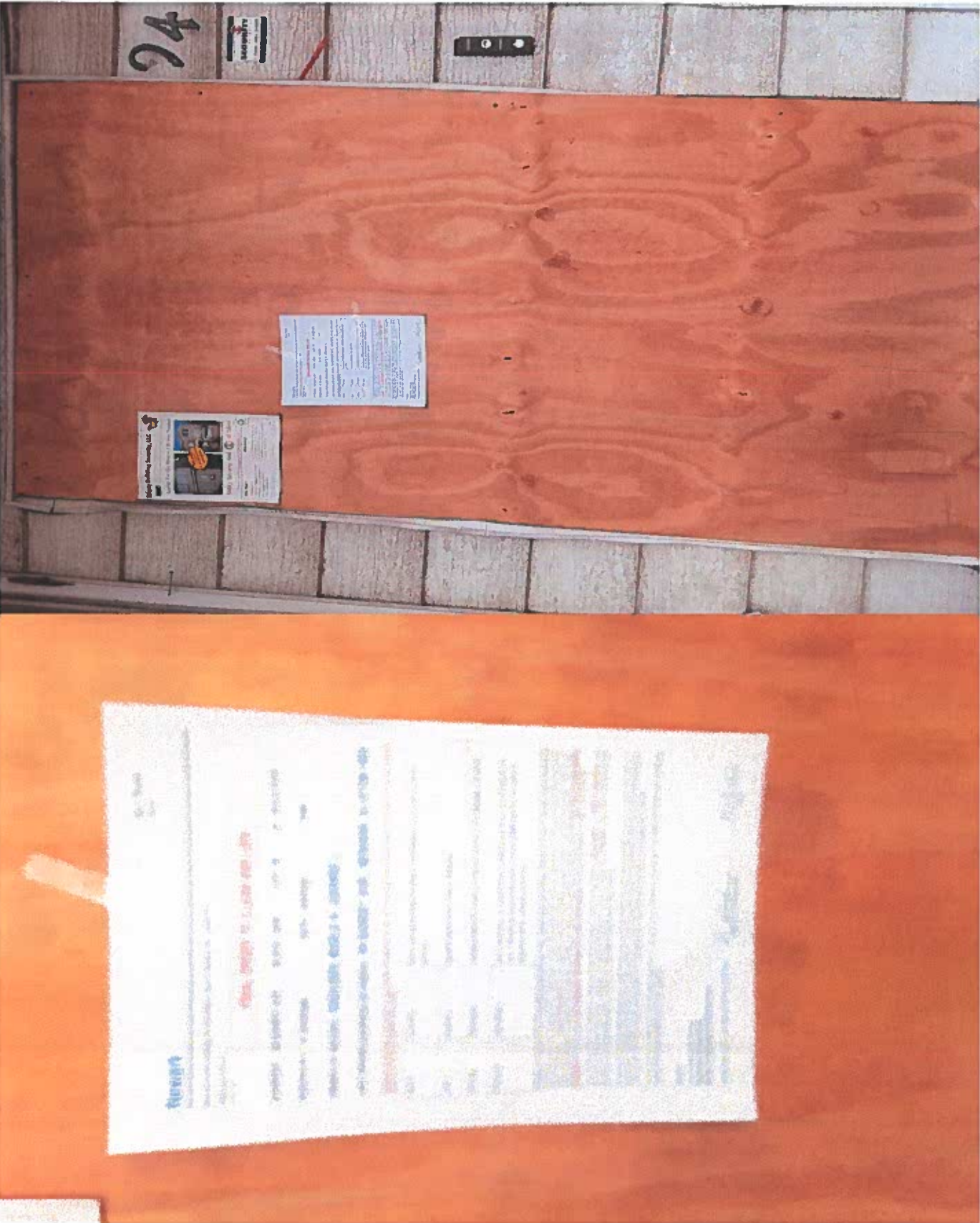
Code	Type	Description	Remarks
15:6-3	ILLEGAL DUMPING	person permitting illegal dumping or did illegal dump on city or private property	
15:6-3	Sanitation	PERONS PERMITTING ILLEGAL DUMPING	Sidewalk Way of Property
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	Trash around Front Yard of Property
16:15-1 15	Title Sixteen	Owner/Operator or Persons failed to maintain premises free of trash @ the front , side & rear of premises which creates a blighting factor to adjacent property owners-creating a nuisance	Trash Buckets Tvs Plywood Boards Cabinets Doors etc

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Illegal dumping Nuisance of Trash Garbage and Debris. Trash Furniture Tvs Plywood Boards Cabinets Buckets Doors etc

Inspector : Rodney Graham

Supervisor signature









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**GAULDEN, MABLE H. &
JOHNNIE L.
94 SUNSET AVE
NEWARK NJ 07106**

NOTICE OF VIOLATION

Reference No: 2022-016710

Date of Inspection: 3/17/2022

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
No violation listed.			

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Failed to maintain

Number of days to correct violations : 0

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : Claudia Williams

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

If you have been notified that certain violations must be corrected within a certain number of days a re-inspection will be made after the expiration of that time period and all violations must be corrected or a court complaint will be issued against you for failure to comply with ordinances of the CITY OF NEWARK.

References: (Ord. 15:8-2), (Ord. 29:3-2), (Ord. 29:18-1), (Ord. 29:19-2), (Ord. 39:18-1)

Any person served with any notice referred to hereto may request a hearing thereon, provided said request is made in writing and filed with the manager of the Division of Inspection and Enforcement, 44 MT. Prospect Ave Newark, New Jersey 07107, within 5 days after the notice was served. Upon receipt of such request the Manager shall set a time and place for such hearing to be held no later than 25 days after the receipt and filing of such request. The Manager shall give a 10 day written notice of such hearing by certified registered mail to such person. If the manager at such hearing shall determine that no cause was shown why the notice of violation should be modified or withdrawn, the violation complaint of the notice therefore shall be abated, repaired or corrected within 15 days from the date of such hearing, except where it shall appear that by reason of the existing violation there is an immediate danger to the life, health or safety of the occupant or to others. In that situation that person may be required to abate or repair the condition forthwith. Reference (Ord. 18:1-2.4) (Ord.18:1-2.5)

If at such hearing the manager shall find that the violation cannot be reasonably abated within the time set forth in the notice he may extend the time for the complaint to such period as in his judgment the circumstances shall warrant. Reference (Ord. 18:1-3.4) (Ord.18:1-2.5)

For the enforcement of revised ordinance of the City of Newark, Section 18:3-1.19 (18:3-1.27), (18:3-1.77) (18:3-189) (18:4-1.10) (18:4-1.11) (18:6-2.6) (18:26-2.7)

Title 15 with the exception of 15:8-2a and Title 29 except where provided, it shall not be necessary for the manager to first give notice of the violation before instituting proceeding in the municipal court for a penalty for violation of any of the provisions. Each day's failure to comply with any such provision shall constitute a separate offense. Reference (Ord. 18:1-2.6) (Ord.18:1-2.7)

ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

If you have been inspected and observed in violation of the Zoning, Licensing, or Construction Ordinance of the CITY OF NEWARK, you are ordered to cease operating forthwith pending final compliance action or final court disposition. Each day's failure to comply with any such provision shall constitute a separate offense.

Reference (Ord. Title 5) (Ord. Title 8) (Ord. Title 16) (Ord. Title 12) (Ord. Title 29) (Ord. Title 40)

PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

It has been determined that the property is unfit for human habitation of occupancy of use by reason of its being infested with disease, or by reason of its being in a condition dangerous to health of life, or to be likely to cause a sickness among the occupants, or by reason of its being so decayed, unsanitary, unsafe, or vermin infested that it creates a serious hazard if the health or safety of the occupants or the public, or by reason of lack of safe illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or to the public, or to be likely to increase the risk of fire or other calamities.

If the manager of the Division of Inspections and Enforcement determines after notice and hearing as specified, the building under the consideration if unfit for human habitation or occupancy he shall issue a cause to be served upon the owner and parties in the interest an order to vacate and have the building vacated and closed within the time set forth in the order. If the owner fails to repair, alter or improve the building, then the owner shall be required to demolish the said building within a reasonable time.

When it is determined that a building or dwelling unit is unfit for human habitation within the meanings of the Housing Code, no person shall thereafter unless pursuant to stay by a court of competent jurisdiction receive rental, offer for rent, or permit the occupancy of said building of dwelling unit it has been determined that the condition causing the premises to be unfit for human habitation has been abated or removed and that the premises are again fit for human habitation.

References 18:11-1) (18:11-1.2), (18:11-1.3) (18:11-1.4) (18:11-1.5) (18:11-1.6)

LEAD POISON CONTROL VIOLATION NOTICES

The mentioned areas are to be scraped to the bare wood and or plaster removing all paint to a height of four (4) feet from floor. At that time and before re-painting you are to notify this department so that a re-inspection may be made. When the paint has been removed to our satisfaction, you will be given permission to re-paint with a substance, whose total non-volatile ingredients contain not more than one (1) year percent of lead by weight.



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**GAULDEN, MABLE H. &
JOHNNIE L.
94 SUNSET AVE
NEWARK NJ 07106**

NOTICE OF VIOLATION

Reference No: 2022-014398

Date of Inspection: 3/8/2022

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
18:3-1.6(a)	Exterior Violations	Must remove all accumulation of garbage, rubbish, and debris from exterior.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At the time of my inspection there was trash and debris on the property

Number of days to correct violations : 3

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : Omar Smith

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

If you have been notified that certain violations must be corrected within a certain number of days a re-inspection will be made after the expiration of that time period and all violations must be corrected or a court complaint will be issued against you for failure to comply with ordinances of the CITY OF NEWARK.

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LEAD POISON CONTROL VIOLATION NOTICES

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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2022-007659

Date of Inspection: 2/4/2022

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:6-3	Sanitation	PERONS PERMITTING ILLEGAL DUMPING	
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	
16:15-1 15	Title Sixteen	Owner/Operator or Persons failed to maintain premises free of trash @ the front , side & rear of premises which creates a blighting factor to adjacent property owners-creating a nuisance	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Nuisance of Trash Garbage and Debris illegal dumping on Property. Overgrown Vegetation Trash Bags Toilet Plywood Boards Cardboard etc

Inspector : Rodney Graham

Supervisor signature







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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: **2021-085378**

Date of Inspection: **12/13/2021**

Location: **94 SUNSET AVE**

Block / Lot No: **04059 / 00080**

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:12-4.b.4.	SANITATION	OWNER/OPERATOR FAILED TO RAKE LEAVES, PICK-UP AND BAG IN DEGRADABLE BAGS FOR PICK-UP AND PROPER DISPOSAL.	around the entire property
15:4-9(b)	Solid Waste	Owner/Operator failed to provide sufficient and suitable garbage receptacles.	no dumpster/container
16:15-1. 15	Title Sixteen	Owner failed to cut & dispose of all grass, weeds, dead or dying trees & obnoxious overgrowth, which is liable to become a breeding ground for mosquitos or infested with rats & other rodent. Creating a nuisance to the traveling public & adjacent property owners.	around the entire property
16:15-1.15	Title Sixteen	Owner failed to maintain & keep boarded the entire property to prevent unauthorized entry of persons committing illegal acts. (Basement side window) which creates a nuisance	Rear window to the property is open
16:15-1 15	Title Sixteen	Owner/Operator or Persons failed to maintain premises free of trash @ the front , side & rear of premises which creates	Black garbage bags, cardboard boxes,

		a blighting factor to adjacent property owners-creating a nuisance	construction debris, and buckets of paints
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INSPECTION FINDINGS/ REASONS FOR VIOLATION

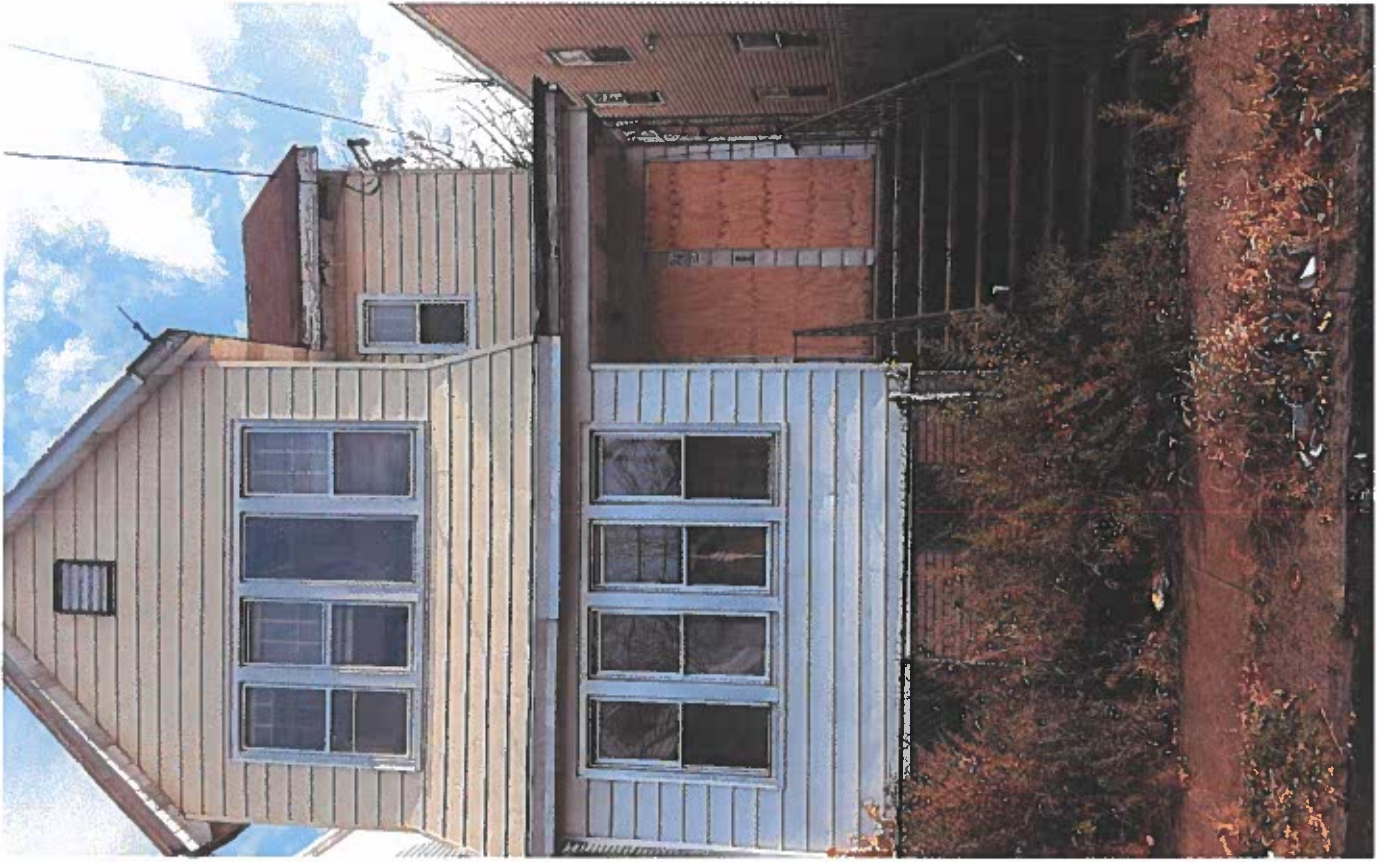
Owner/operator failed to keep abandoned property free from garbage/debris, remove leaves and cut high weeds around the property. Also owner failed to keep premises boarded up and secured. Black garbage bags, cardboard boxes, construction debris, and buckets of paints, rear window open allowing unauthorized persons to enter.

Inspector : Oyetunde Popoola

Supervisor signature









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**GAULDEN, MABLE H. &
JOHNNIE L.**
94 SUNSET AVE
NEWARK NJ 07106

NOTICE OF VIOLATION

Reference No: 2021-085378

Date of Inspection: 2/4/2022

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
No violation listed.			

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Nuisance of Trash Overgrown Vegetation Garbage and Debris Toilets Plastic bags Plywood Boards etc on Sidewalk Way and Curbside of Property

Number of days to correct violations : 0

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : Oyetunde Popoola

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: **2021-085748**

Date of Inspection: **12/12/2021**

Location: **94 SUNSET AVE**

Block / Lot No: **04059 / 00080**

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

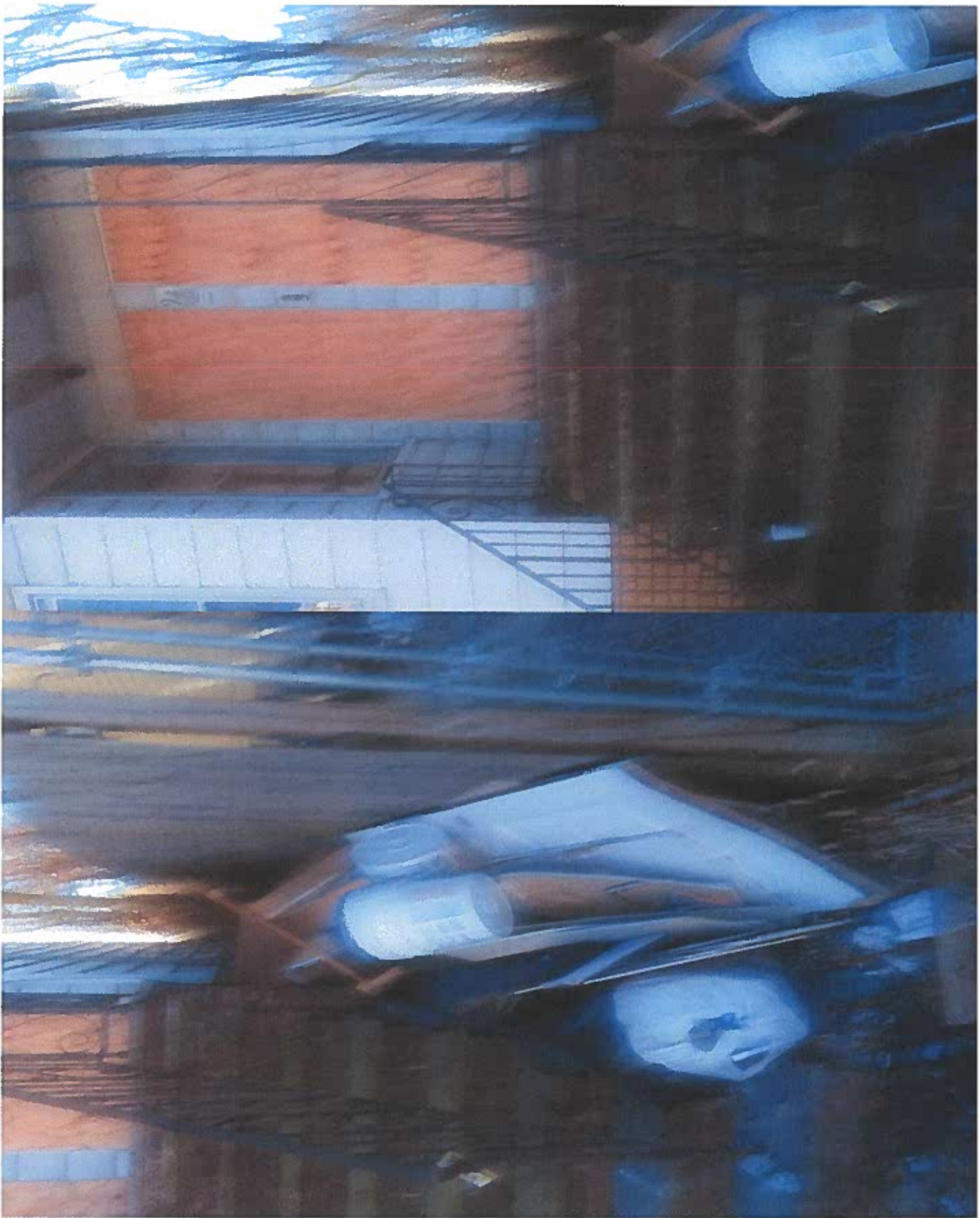
Code	Type	Description	Remarks
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	In front of the property and side

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 94 sunset Ave. I inspector gray found garbage and debris. Broken doors garbage black garbage bags. Which is a nuisance to the public.

Inspector : S Gray

Supervisor signature





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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: **2021-085748**

Date of Inspection: **12/12/2021**

Location: **94 SUNSET AVE**

Block / Lot No: **04059 / 00080**

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	In front of the property and side

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 94 sunset Ave. I inspector gray found garbage and debris. Broken doors garbage black garbage bags. Which is a nuisance to the public.

Inspector : S Gray

Supervisor signature





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**GAULDEN, MABLE H. &
JOHNNIE L.**
94 SUNSET AVE
NEWARK NJ 07106

NOTICE OF VIOLATION

Reference No: 2021-082928

Date of Inspection: 11/30/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
No violation listed.			

INSPECTION FINDINGS/ REASONS FOR VIOLATION
renovation

Number of days to correct violations : 0

**ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS
WILL BE TAKEN AGAINST YOU.**

Inspector : Wanda Stevenson

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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Title 15 with the exception of 15:8-2a and Title 29 except where provided, it shall not be necessary for the manager to first give notice of the violation before instituting proceeding in the municipal court for a penalty for violation of any of the provisions. Each day's failure to comply with any such provision shall constitute a separate offense. Reference (Ord. 18:1-2.6) (Ord.18:1-2.7)

ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

If you have been inspected and observed in violation of the Zoning, Licensing, or Construction Ordinance of the CITY OF NEWARK, you are ordered to cease operating forthwith pending final compliance action or final court disposition. Each day's failure to comply with any such provision shall constitute a separate offense.

Reference (Ord. Title 5) (Ord. Title 8) (Ord. Title 16) (Ord. Title 12) (Ord. Title 29) (Ord. Title 40)

PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

It has been determined that the property is unfit for human habitation of occupancy of use by reason of its being infested with disease, or by reason of its being in a condition dangerous to health of life, or to be likely to cause a sickness among the occupants, or by reason of its being so decayed, unsanitary, unsafe, or vermin infested that it creates a serious hazard if the health or safety of the occupants or the public, or by reason of lack of safe illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or to the public, or to be likely to increase the risk of fire or other calamities.

If the manager of the Division of Inspections and Enforcement determines after notice and hearing as specified, the building under the consideration if unfit for human habitation or occupancy he shall issue a cause to be served upon the owner and parties in the interest an order to vacate and have the building vacated and closed within the time set forth in the order. If the owner fails to repair, alter or improve the building, then the owner shall be required to demolish the said building within a reasonable time.

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References 18:11-1) (18:11-1.2), (18:11-1.3) (18:11-1.4) (18:11-1.5) (18:11-1.6)

LEAD POISON CONTROL VIOLATION NOTICES

The mentioned areas are to be scraped to the bare wood and or plaster removing all paint to a height of four (4) feet from floor. At that time and before re-painting you are to notify this department so that a re-inspection may be made. When the paint has been removed to our satisfaction, you will be given permission to re-paint with a substance, whose total non-volatile ingredients contain not more than one (1) year percent of lead by weight.



CITY OF NEWARK

City Hall
920 Broad St
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www.ci.newark.nj.us

Ras J. Baraka
MAYOR

DEPARTMENT OF ENGINEERING

Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
(973) 877-9578

**GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106**

COURT CASE

Reference No: 2021-082696

Date of Inspection: 11/29/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	
16:15-1.15	Title Sixteen	Owner/Operator failed to maintain premises free of grass and weeds creating a nuisance within the City of Newark	
18:3-1.3	HAZARD	OWNER/OPERATOR FAILED TO REHAB VACANT STRUCTURE WHICH CONSTITUTES A HAZARD	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection there was a need for rehabilitation.

There was garbage and debris in the front of the property, bags of garbage wood, plastic buckets, and other items.

There was overgrown vegetation in the front of the property

Inspector : Michael Lockett

Supervisor signature





CITY OF NEWARK

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Ras J. Baraka
MAYOR

DEPARTMENT OF ENGINEERING

Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-079206

Date of Inspection: 11/9/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

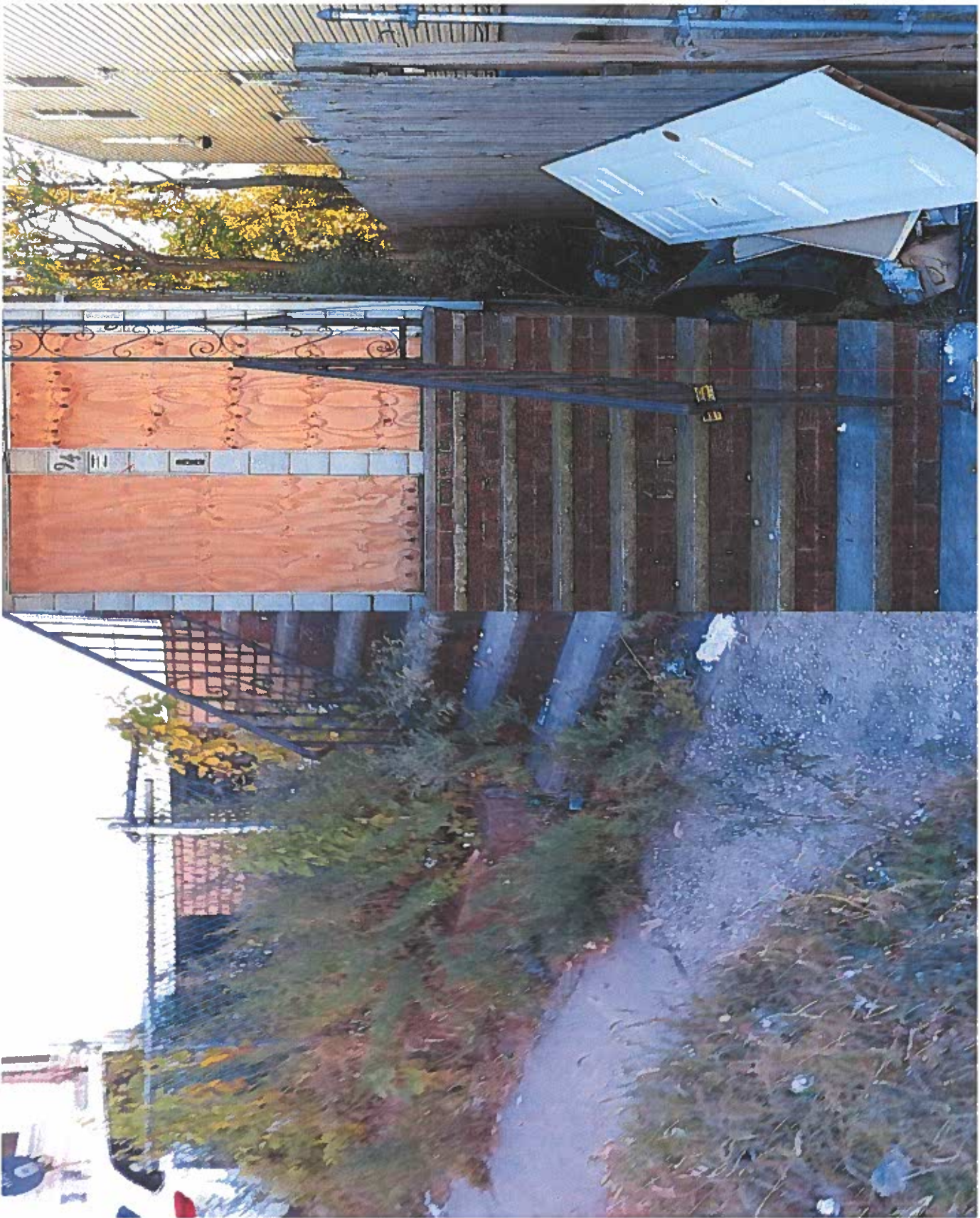
Code	Type	Description	Remarks
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	at the time of my inspection at 94 sunset Ave. I inspector gray found garbage and debris. Pile of broken doors, and broken sheets rock. That need to be removed.
16:15-1.15	Title Sixteen	Owner/Operator failed to maintain premises free of grass and weeds creating a nuisance within the City of Newark	In front of the property

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 94 sunset Ave. I inspector gray found grass and weeds. That need to be removed.

Inspector : S Gray

Supervisor signature







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Manager Code Enforcement

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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-072912

Date of Inspection: 10/10/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
16:15-1.15	Title Sixteen	Owner/Operator failed to maintain premises free of grass and weeds creating a nuisance within the City of Newark	In front of the property and side

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 94 sunset Ave. I inspector gray found grass and weeds. That need to be removed.

Inspector : S Gray

Supervisor signature





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GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-072912

Date of Inspection: 10/10/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
16:15-1.15	Title Sixteen	Owner/Operator failed to maintain premises free of grass and weeds creating a nuisance within the City of Newark	In front of the property

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 406 s 8th street. I inspector gray found grass and weeds. That need to be removed.

Inspector : S Gray

Supervisor signature



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Director

Thomas McDonald
Manager Code Enforcement

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(973) 877-9578

**GAULDEN, MABLE H. &
JOHNNIE L.
94 SUNSET AVE
NEWARK NJ 07106**

NOTICE OF VIOLATION

Reference No: 2021-070233

Date of Inspection: 9/28/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	Owner needs to rehabed the property .

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Abandoned Building

Upon My Inspection at 94 Sunset Ave.i found a Abandoned House the needs to be rehabed. Owner must remove the overgrown Grass and Weeds/Garbage&Debris from in front of the property.

Number of days to correct violations : 5

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : Tammara Brantley

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

If you have been notified that certain violations must be corrected within a certain number of days a re-inspection will be made after the expiration of that time period and all violations must be corrected or a court complaint will be issued against you for failure to comply with ordinances of the CITY OF NEWARK.

References: (Ord. 15:8-2), (Ord. 29:3-2), (Ord. 29:18-1), (Ord. 29:19-2), (Ord. 39:18-1)

Any person served with any notice referred to hereto may request a hearing thereon, provided said request is made in writing and filed with the manager of the Division of Inspection and Enforcement, 44 MT. Prospect Ave Newark, New Jersey 07107, within 5 days after the notice was served. Upon receipt of such request the Manager shall set a time and place for such hearing to be held no later than 25 days after the receipt and filing of such request. The Manager shall give a 10 day written notice of such hearing by certified registered mail to such person. If the manager at such hearing shall determine that no cause was shown why the notice of violation should be modified or withdrawn, the violation complaint of the notice therefore shall be abated, repaired or corrected within 15 days from the date of such hearing, except where it shall appear that by reason of the existing violation there is an immediate danger to the life, health or safety of the occupant or to others. In that situation that person may be required to abate or repair the condition forthwith. Reference (Ord. 18:1-2.4) (Ord.18:1-2.5)

If at such hearing the manager shall find that the violation cannot be reasonably abated within the time set forth in the notice he may extend the time for the complaint to such period as in his judgment the circumstances shall warrant. Reference (Ord. 18:1-3.4) (Ord.18:1-2.5)

For the enforcement of revised ordinance of the City of Newark, Section 18:3-1.19 (18:3-1.27), (18:3-1.77) (18:3-189) (18:4-1.10) (18:4-1.11) (18:6-.2.6) (18:26-2.7)

Title 15 with the exception of 15:8-2a and Title 29 except where provided, it shall not be necessary for the manager to first give notice of the violation before instituting proceeding in the municipal court for a penalty for violation of any of the provisions. Each day's failure to comply with any such provision shall constitute a separate offense. Reference (Ord. 18:1-2.6) (Ord.18:1-2.7)

ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

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Reference (Ord. Title 5) (Ord. Title 8) (Ord. Title 16) (Ord. Title 12) (Ord. Title 29) (Ord. Title 40)

PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

It has been determined that the property is unfit for human habitation of occupancy of use by reason of its being infested with disease, or by reason of its being in a condition dangerous to health of life, or to be likely to cause a sickness among the occupants, or by reason of its being so decayed, unsanitary, unsafe, or vermin infested that it creates a serious hazard if the health or safety of the occupants or the public, or by reason of lack of safe illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or to the public, or to be likely to increase the risk of fire or other calamities.

If the manager of the Division of Inspections and Enforcement determines after notice and hearing as specified, the building under the consideration if unfit for human habitation or occupancy he shall issue a cause to be served upon the owner and parties in the interest an order to vacate and have the building vacated and closed within the time set forth in the order. If the owner fails to repair, alter or improve the building, then the owner shall be required to demolish the said building within a reasonable time.

When it is determined that a building or dwelling unit is unfit for human habitation within the meanings of the Housing Code, no person shall thereafter unless pursuant to stay by a court of competent jurisdiction receive rental, offer for rent, or permit the occupancy of said building of dwelling unit it has been determined that the condition causing the premises to be unfit for human habitation has been abated or removed and that the premises are again fit for human habitation.

References 18:11-1) (18:11-1.2), (18:11-1.3) (18:11-1.4) (18:11-1.5) (18:11-1.6)

LEAD POISON CONTROL VIOLATION NOTICES

The mentioned areas are to be scraped to the bare wood and or plaster removing all point to a height of four (4) feet from floor. At that time and before re-painting you are to notify this department so that a re-inspection may be made. When the paint has been removed to our satisfaction, you will be given permission to re-paint with a substance, whose total non-volatile ingredients contain not more than one (1) year percent of lead by weight.



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DEPARTMENT OF ENGINEERING

Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
(973) 877-9578

GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-043839

Date of Inspection: 6/23/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:6-3	ilLEGAL DUMPING	person permitting illegal dumping or did illegal dump on city or private property	
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	
15:4-9(b)	Solid Waste	Owner/Operator failed to provide sufficient and suitable garbage receptacles.	
16:15-1.15	nuisance	Owner / Operator failed to BOARD and SECURE all doorways and all 1st floor windows of the vacant house, which is a nuisance to the surrounding community.	
16:15-1. 15	Title Sixteen	Owner failed to cut & dispose of all grass,weeds,dead or dying trees & obnoxious overgrowth, which is liable to become a breeding ground for mosquitos or infested with rats & other rodent. Creating a nuisance to the traveling public & adjacent property owners.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Upon arrival owner failed to board and secure front door. Failed to cut overgrown grass trees and bushes from side of property. Failed to remove excessive pile of garbage that has been dumped in back of property. Failed to provide proper garbage receptacles for those items. Failed to fix roofing on property(roof decaying).

Inspector : Rajohn Shiggs

Supervisor signature











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**GAULDEN, MABLE H. &
JOHNNIE L.
94 SUNSET AVE
NEWARK NJ 07106**

NOTICE OF VIOLATION

Reference No: 2021-043839

Date of Inspection: 6/25/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
No violation listed.			

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Clean and lien posted

Number of days to correct violations : 0

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : Rajohn Shiggs

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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LEAD POISON CONTROL VIOLATION NOTICES

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Ras J. Baraka
MAYOR

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Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
(973) 877-9578

GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-044910

Date of Inspection: 6/24/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
16:15-1.15	nuisance	Owner / Operator failed to BOARD and SECURE all doorways and all 1st floor windows of the vacant house, which is a nuisance to the surrounding community.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Property address 94 Sunset ave is an Vacant property that is not secured and boarded up. There is an excessive pile of garbage clothes , bulk items black garbage bags , and construction debris in the rear of property. I Notice high grass and weeds in front of property and on the side as well. Also inspector Hughes posted a clean and lien on property May 26 ,2021.

Inspector : mosezetta williams

Supervisor signature











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Thomas McDonald
Manager Code Enforcement

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(973) 877-9578

GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-036911

Date of Inspection: 5/25/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:4-11(c)	Sanitation	Owner did place or allow to be placed on or around the property bulk items that were not in an enclosed structure	
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	
16:15-1.15	DEMOLISH STRUCTURE	OWNER/OPERATOR FAILED TO DEMOLISH VACANT STRUCTURE WHICH CONSTITUTES A NUISANCE WITHIN THE CITY OF NEWARK.	
16:15-1.15	nuisance	Owner / Operator failed to BOARD and SECURE all doorways and all 1st floor windows of the vacant house, which is a nuisance to the surrounding community.	
16:15-1.15	REHAB STRUCTURE	OWNER/OPERATOR FAILED TO REHAB VACANT/ OR DANGEROUS STRUCTURE WHICH CONSTITUTES A NUISANCE WITHIN THE CITY OF NEWARK.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

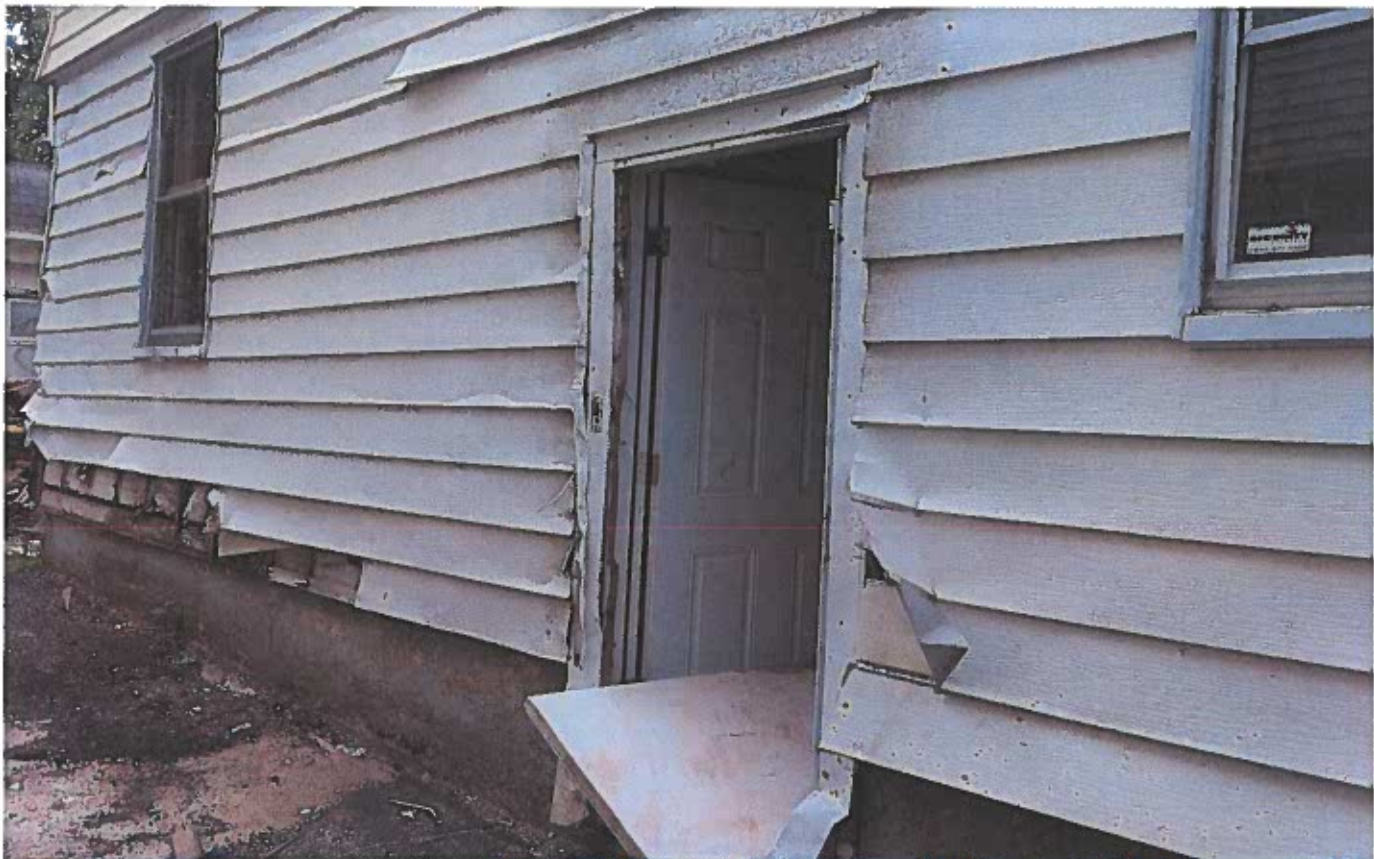
owner failed to maintain property of bulk debris pile of wood an plastic bags of debris , failed to rehab or demolish vacant dwelling, owner failed to board an secure vacant dwelling side door open an first floor window open

Inspector : Thomas Hughes

Supervisor signature











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**GAULDEN, MABLE H. &
JOHNNIE L.
94 SUNSET AVE
NEWARK NJ 07106**

NOTICE OF VIOLATION

Reference No: 2021-003820

Date of Inspection: 1/20/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
18:3-1.6(a)	Exterior Violations	Must remove all accumulation of garbage, rubbish, and debris from exterior.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

must remove garbage and debris from property.

Number of days to correct violations : 1

ALL VIOLATIONS MUST BE CORRECTED WITHIN THE TIME SPECIFIED ABOVE OR ALL LEGAL ACTIONS WILL BE TAKEN AGAINST YOU.

Inspector : J Thomas

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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Reference (Ord. Title 5) (Ord. Title 8) (Ord. Title 16) (Ord. Title 12) (Ord. Title 29) (Ord. Title 40)

PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

It has been determined that the property is unfit for human habitation of occupancy of use by reason of its being infested with disease, or by reason of its being in a condition dangerous to health of life, or to be likely to cause a sickness among the occupants, or by reason of its being so decayed, unsanitary, unsafe, or vermin infested that it creates a serious hazard if the health or safety of the occupants or the public, or by reason of lack of safe illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or to the public, or to be likely to increase the risk of fire or other calamities.

If the manager of the Division of Inspections and Enforcement determines after notice and hearing as specified, the building under the consideration if unfit for human habitation or occupancy he shall issue a cause to be served upon the owner and parties in the interest an order to vacate and have the building vacated and closed within the time set forth in the order. If the owner fails to repair, alter or improve the building, then the owner shall be required to demolish the said building within a reasonable time.

When it is determined that a building or dwelling unit is unfit for human habitation within the meanings of the Housing Code, no person shall thereafter unless pursuant to stay by a court of competent jurisdiction receive rental, offer for rent, or permit the occupancy of said building of dwelling unit it has been determined that the condition causing the premises to be unfit for human habitation has been abated or removed and that the premises are again fit for human habitation.

References 18:11-1) (18:11-1.2), (18:11-1.3) (18:11-1.4) (18:11-1.5) (18:11-1.6)

LEAD POISON CONTROL VIOLATION NOTICES

The mentioned areas are to be scraped to the bare wood and or plaster removing all point to a height of four (4) feet from floor. At that time and before re-painting you are to notify this department so that a re-inspection may be made. When the paint has been removed to our satisfaction, you will be given permission to re-paint with a substance, whose total non-volatile ingredients contain not more than one (1) year percent of lead by weight.



CITY OF NEWARK

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Ras J. Baraka
MAYOR

DEPARTMENT OF ENGINEERING

Dolores Wooden
Director

Thomas McDonald
Manager Code Enforcement

Phone: (973) 877-9579
(973) 877-9578

GAULDEN, MABLE H. & JOHNNIE
L.
94 SUNSET AVE
NEWARK NJ 07106

COURT CASE

Reference No: 2021-000769

Date of Inspection: 1/6/2021

Location: 94 SUNSET AVE

Block / Lot No: 04059 / 00080

Your property have been inspected and observed in violation of the below mentioned ordinance of the City of Newark.

Code	Type	Description	Remarks
15:6-3	ILLEGAL DUMPING	person permitting illegal dumping or did illegal dump on city or private property	
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	
16:15-1.15	nuisance	Owner / Operator failed to BOARD and SECURE all doorways and all 1st floor windows of the vacant house, which is a nuisance to the surrounding community.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

abandon house, board n secure, weeds, tvs, plastic containers, mattress, wood pieces,

Inspector : Patricia Derricotte

Supervisor signature





