



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**

NOTICE OF VIOLATION

Reference No: 2022-066387

Date of Inspection: 11/4/2022

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

During my re-inspection of the property violation was corrected

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 : Haneef Russell

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the manager at such hearing shall determine that no cause was shown why the notice of violation should be modified or withdrawn, the violation complaint of the notice therefore shall be abated, repaired or corrected within 15 days from the date of such hearing, except where it shall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)

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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.



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

NOTICE OF VIOLATION

Reference No: 2022-066859

Date of Inspection: 9/27/2022

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.	
15:8-2(a)	Exterior Violations	Owner/ Operator / Agent must cut and remove all overgrown grass, weeds, shrubs, and trees from the premises	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At my time of inspection garbage and debris are present, along with grass and weeds on front exterior of 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 : Oneeze Brooks

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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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

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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.

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

NOTICE OF VIOLATION

Reference No: 2022-066859

Date of Inspection: 11/4/2022

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

Duplicate

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 : Oneeze Brooks

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

NOTICE OF VIOLATION

Reference No: 2022-086350

Date of Inspection: 11/4/2022

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
Housing Code	18:3-1.2	Owner/Operator must provide suitable and sufficient receptacles for the storage of waste and household trash. (GARBAGE CANS)	
18:3-1.6(a)	Exterior Violations	Must remove all accumulation of garbage, rubbish, and debris from exterior.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At my time of re-inspection garbage and debris are present on exterior of 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 : Oneeze Brooks

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

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LEAD POISON CONTROL VIOLATION NOTICES

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

NOTICE OF VIOLATION

Reference No: 2022-086194

Date of Inspection: 11/4/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At the time of my reinspection the property remained vacant

Number of days to correct violations : 90

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

Inspector : Lamar Mcmeans

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

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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

NOTICE OF VIOLATION

Reference No: 2022-066261

Date of Inspection: 9/23/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At the time of my inspection I noticed abandoned property

Number of days to correct violations : 90

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

Inspector : Lamar Mcmeans

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)

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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.



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

NOTICE OF VIOLATION

Reference No: 2022-066261

Date of Inspection: 11/4/2022

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

Violation still exists

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 : Lamar Mcmeans

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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ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

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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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LEAD POISON CONTROL VIOLATION NOTICES

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

NOTICE OF VIOLATION

Reference No: **2022-085971**

Date of Inspection: **11/3/2022**

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	
18:13-1.9(d)	Exterior Violations	Must demolish vacant and/or unsafe structure	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At the time of my inspection I noticed property looked vacant

Number of days to correct violations : 90

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

Inspector : Lamar Mcmeans

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)

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ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

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

NOTICE OF VIOLATION

Reference No: 2022-071684

Date of Inspection: 10/18/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	
15:8-2(a)	Exterior Violations	Owner/ Operator / Agent must cut and remove all overgrown grass, weeds, shrubs, and trees from the premises	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

**TEST DO NOT PROCESS AT TIME OF MY INSPECTION I FOUND WEEDS AND GRASS 4 EMPTY
PELLETS ALSO HOUSE IS VACANT**

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 : Dora Fore

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**

NOTICE OF VIOLATION

Reference No: 2022-062296

Date of Inspection: 9/7/2022

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.	
15:8-2(a)	Exterior Violations	Owner/ Operator / Agent must cut and remove all overgrown grass, weeds, shrubs, and trees from the premises	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At my time of inspection garbage and debris are present on front exterior of property, along with grass and weeds.

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 : Oneeze Brooks

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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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**

NOTICE OF VIOLATION

Reference No: 2022-062296

Date of Inspection: 10/14/2022

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

Violation abated

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 : Oneeze Brooks

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

NOTICE OF VIOLATION

Reference No: 2022-063191

Date of Inspection: 9/9/2022

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.	
15:8-2(a)	Exterior Violations	Owner/ Operator / Agent must cut and remove all overgrown grass, weeds, shrubs, and trees from the premises	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At my time of inspection excessive amounts of garbage and debris are present on exterior of property, along with grass and weeds.

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 : Oneeze Brooks

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)

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

NOTICE OF VIOLATION

Reference No: 2022-063191

Date of Inspection: 10/12/2022

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

Violation abated

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 : Oneeze Brooks

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)

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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)

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LEAD POISON CONTROL VIOLATION NOTICES

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

NOTICE OF VIOLATION

Reference No: 2022-069757

Date of Inspection: 10/07/2022

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

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 : Steven Ham

Supervisor's signature

STATEMENT OF YOUR RIGHTS AND OBLIGATIONS (54 - C)

CONTENTS OF NOTICE OF VIOLATION (ITEMS 54-A)

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ORDER TO CEASE OPERATING FORTHWITH (ITEM 54B)

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PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

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

NOTICE OF VIOLATION

Reference No: **2022-059233**

Date of Inspection: **8/25/2022**

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.	
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	
18:13-1.9(d)	Exterior Violations	Must demolish vacant and/or unsafe structure	
15:8-2(a)	Exterior Violations	Owner/ Operator / Agent must cut and remove all overgrown grass, weeds, shrubs, and trees from the premises	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

At my time of inspection vacant, an unsafe, garbage and debris, grass and weeds are present on exterior of 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 : Oneeze Brooks

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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PROPERTY DECLARED UNFIT FOR HUMAN HABITATION ITEM 54D

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LEAD POISON CONTROL VIOLATION NOTICES

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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

NOTICE OF VIOLATION

Reference No: 2022-059233

Date of Inspection: 10/4/2022

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

At my time of inspection violations still exist

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 : Oneeze Brooks

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

COURT CASE

Reference No: 2022-068106

Date of Inspection: 9/30/2022

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
15:6-4(a)	Solid Waste	OWNER/OPERATOR Failed to maintain premises free of garbage and debris.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Entire property surrounded with garbage debris and furniture also carpets

Inspector : Brian Turner

Supervisor signature





Sep 30, 2022 2:36:51 PM



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

NOTICE OF VIOLATION

Reference No: 2022-064189

Date of Inspection: 9/14/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	Whole property

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Unsafe structure.

Number of days to correct violations : 90

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

Inspector : Yusef Harris

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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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.

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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.

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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**

COURT CASE

Reference No: **2022-043890**

Date of Inspection: **6/27/2022**

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	Around the entire property
15:4-9(b)	Solid Waste	Owner/Operator failed to provide sufficient and suitable garbage receptacles.	No dumpster/containers nor enough garbage receptacles
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	Front door and windows
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	Black garbage bags, cardboard boxes, plastic bags, containers, toilet, wooden pieces, buckets, bed mattress, bottles, crate.

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Owner/operator failed to keep abandoned property boarded up and secured. Also owner allowed illegal dumping around the property and failed to cut high weeds. Black garbage bags, cardboard boxes, plastic bags, containers, toilet, wooden pieces, buckets, bed mattress, bottles, crate.

Inspector : Oyetunde Popoola

Supervisor signature



Newark
Department of Engineering 225 Broad Street, Newark, New Jersey 07102
Philip Smith, Director

FINAL ORDER TO CLEAN AND LIEN

ADDRESS: 94 SUNSET AVE BLOCK: 4059 LOT: 80 ID: 2022-043560
POSTED BY: C. POPOOLA DATE: 5/28/2022 TIME: 2:27 PM

OWNER OF RECORD: GAULDEN, NABLE H. & JOHNNIE L.

LAST KNOWN ADDRESS OF OWNER: 94 SUNSET AVE, NEWARK, NJ 07106-1953

PLEASE BE ADVISED THAT VIOLATIONS OF THE RULES, REGULATIONS OF THE CITY OF NEWARK ARE SUBJECT TO A FINE OF \$100 PER VIOLATION.

VIOLATION	DESCRIPTION
24-6-10	Sanitary Conditions
24-6-11	Sanitary Conditions
24-6-12	Sanitary Conditions
24-6-13	Sanitary Conditions

Failure to comply with the above requirements within the time specified may result in the City of Newark taking action to enforce the rules, regulations and ordinances of the City of Newark. The City of Newark reserves the right to take such action as it deems necessary to enforce the rules, regulations and ordinances of the City of Newark. The City of Newark also reserves the right to take such action as it deems necessary to enforce the rules, regulations and ordinances of the City of Newark. The City of Newark also reserves the right to take such action as it deems necessary to enforce the rules, regulations and ordinances of the City of Newark.

By: *[Signature]*
Philip Smith, Director
Department of Engineering
City of Newark

TO BE COMPLETED AT TIME OF ACTUAL VIOLATIONS
NEWARK, NEW JERSEY













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

NOTICE OF VIOLATION

Reference No: 2022-043890

Date of Inspection: 8/12/2022

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

Violations has not been abated

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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LEAD POISON CONTROL VIOLATION NOTICES

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

NOTICE OF VIOLATION

Reference No: 2022-049343

Date of Inspection: 7/18/2022

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
15:12-7	Time & Placement	Recyclable materials to be collected by the City of Newark, or agents shall be placed a the curb those days specifically specified by the City of Newark. In no event shall recyclable materials be placed in the street or the sidewalk, nor shall they be placed in plastic bags for collection.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

recycling out on wrong day collection day for zone B plastic bottles cans glass is Friday. I bag plastic bottles cans at the curb on Monday.

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 : Rickey Danzey

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: 2022-045833

Date of Inspection: 7/3/2022

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
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.	Unit 1 1 floor apartment 1
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	At the time of my inspection at 94 sunset Ave. I inspector gray found garbage and debris. Broken push cart and cups.

INSPECTION FINDINGS/ REASONS FOR VIOLATION

at the time of my inspection at 94 sunset Ave. I inspector gray found open front door and windows. Also not safe for 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: 2022-032298

Date of Inspection: 05/16/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Number of days to correct violations : 10

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

Inspector : Steven Ham

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.



CITY OF NEWARK

City Hall
920 Broad St
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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**

NOTICE OF VIOLATION

Reference No: 2022-032298

Date of Inspection: 05/16/2022

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
18:13-1.9(e)	Exterior Violations	Must rehabilitate vacant and/or unsafe structure.	

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Number of days to correct violations : 10

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

Inspector : Steven Ham

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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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)

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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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GAULDEN, MABLE H. & JOHNNIE

L.

**94 SUNSET AVE
NEWARK NJ 07106**

COURT CASE

Reference No: **2022-029425**

Date of Inspection: **5/9/2022**

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	Around the entire property
15:4-9(b)	Solid Waste	Owner/Operator failed to provide sufficient and suitable garbage receptacles.	no dumpster/container nor enough garbage receptacles
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	Side windows and rear door
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	Black garbage bags, cardboard boxes, plastic bags, chairs, clothes, papers, containers, wooden pieces,

INSPECTION FINDINGS/ REASONS FOR VIOLATION

Owner/operator failed to keep abandoned property boarded up and secured. Also owner allowed illegal dumping around abandoned property. Black garbage bags, cardboard boxes, plastic bags, chairs, clothes, papers, containers, wooden pieces,

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: 2022-028005

Date of Inspection: 5/3/2022

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

owner failed to maintain property free of litter and debris house hold refuse on ground around the exterior 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 : Jessica Mills

Supervisor's signature

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