



West Milford Township
1480 UNION VALLEY ROAD
WEST MILFORD, NJ 07480

Properties in Violation of Building Code

Issued between the dates of 8/25/2024 and 2/25/2025.

Violation Number:	V-24-0046	Issuing Officer:	Timothy Ligus	☒ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	SMA PARTNERS LLC		
Issue Date:	9/6/2024	Closure Date:	11/4/2024	Block:	14108	Lot:	3
Notice Date:	9/6/2024	Inspection Date:	7/9/2024	Address:	95 GERMANTOWN RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ

Violation Number:	V-24-0047	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	RASSEKH BIJAN		
Issue Date:	9/12/2024	Compliance Date:	9/27/2024	Block:	15804	Lot:	9
Notice Date:	9/12/2024	Inspection Date:	9/11/2024	Address:	25 OAK RIDGE ROAD		
Infraction:	Notice of Unsafe Structure						
Code:	New Jersey Uniform Construction Code			City:	NEWFOUNDLAND		
Statute:	N.J.A.C.5:23-2.32(a) UNSAFE STRUCTURE			Zip Code:	07435	State:	NJ

Violation Number:	V-24-0048	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	PEREIRA JOSE & GUEVARA MARIA ET ALS		
Issue Date:	9/12/2024	Compliance Date:	9/27/2024	Block:	15804	Lot:	10
Notice Date:	9/12/2024	Inspection Date:	9/11/2024	Address:	23 OAK RIDGE RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	NEWFOUNDLAND		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07435	State:	NJ

Violation Number:	V-24-0049	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	HERNANDEZ,GREGORIO & IRIS		
Issue Date:	9/27/2024	Compliance Date:	10/14/2024	Block:	13401	Lot:	12
Notice Date:	9/27/2024	Inspection Date:	9/25/2024	Address:	534 MACOPIN RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ

Violation Number:	V-24-0050	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	HERNANDEZ,GREGORIO & IRIS		
Issue Date:	9/27/2024	Compliance Date:	10/4/2024	Block:	13401	Lot:	12
Notice Date:	9/27/2024	Inspection Date:	9/25/2024	Address:	534 MACOPIN RD		
Infraction:	Stop Construction Order						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ



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Violation Number:	V-24-0051	Issuing Officer:	Timothy Ligus	☐ Abated	☒ Voided
Permit Number:		Subcode:	Building	Owner Name:	TLOA OF NJ LLC
Issue Date:	10/3/2024	Closure Date:	10/8/2024	Block:	6504
Notice Date:	10/3/2024	Inspection Date:	9/27/2024	Address:	157 MARSHALL HILL
Infraction:	Notice of Violation and Order To Terminate				
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480
				State:	NJ

Violation Number:	V-24-0052	Issuing Officer:	Timothy Ligus	☐ Abated	☒ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	TLOA OF NJ LLC
Issue Date:	10/3/2024	Closure Date:	10/8/2024	Block:	6504
Notice Date:	10/3/2024	Inspection Date:	9/27/2024	Address:	157 MARSHALL HILL
Infraction:	Stop Construction Order				
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480
				State:	NJ

Violation Number:	V-24-0053	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	PHAM CUONG H
Issue Date:	10/3/2024	Compliance Date:	10/10/2024	Block:	1001
Notice Date:	10/3/2024	Inspection Date:	10/2/2024	Address:	53 BANKER ROAD
Infraction:	Stop Construction Order				
Code:	New Jersey Uniform Construction Code			City:	HEWITT
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07421
				State:	NJ

Violation Number:	V-24-0054	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided
Permit Number:		Subcode:	Building	Owner Name:	GARTNER CHRISTINE S & GARTNER BETTY
Issue Date:	10/8/2024	Compliance Date:	10/23/2024	Block:	9801
Notice Date:	10/8/2024	Inspection Date:	10/8/2024	Address:	24 CHRISTINE CT
Infraction:	Notice of Violation and Order To Terminate				
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480
				State:	NJ

Violation Number:	V-24-0055	Issuing Officer:	Timothy Ligus	☒ Abated	☐ Voided
Permit Number:		Subcode:	Building	Owner Name:	TAMAYNE, THOMAS C & NANCY J
Issue Date:	10/8/2024	Closure Date:	11/6/2024	Block:	10501
Notice Date:	10/8/2024	Inspection Date:	10/1/2024	Address:	2 HANCOCK DR
Infraction:	Notice of Violation and Order To Terminate				
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480
				State:	NJ



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Violation Number:	V-24-0056	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	CAN ONUR & AYDOGAN DENIZ		
Issue Date:	10/8/2024	Compliance Date:	10/23/2024	Block:	4701	Lot:	21
Notice Date:	10/8/2024	Inspection Date:	10/8/2024	Address:	234 MORSETOWN RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ

Violation Number:	V-24-0057	Issuing Officer:	Timothy Ligus	☒ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	RISE HOME BUYERS LLC		
Issue Date:	10/8/2024	Closure Date:	12/4/2024	Block:	14108	Lot:	4
Notice Date:	10/8/2024	Inspection Date:	10/2/2024	Address:	99 GERMANTOWN RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ

Violation Number:	V-24-0058	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	ORS, DAVID S		
Issue Date:	10/8/2024	Compliance Date:	10/23/2024	Block:	4402	Lot:	1
Notice Date:	10/8/2024	Inspection Date:	10/8/2024	Address:	828 EAST SHORE RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	HEWITT		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07421	State:	NJ

Violation Number:	V-24-0059	Issuing Officer:	Timothy Ligus	☐ Abated	☒ Voided		
Permit Number:		Subcode:	Building	Owner Name:	438 MACOPIN LLC		
Issue Date:	10/8/2024	Closure Date:	10/25/2024	Block:	13301	Lot:	29
Notice Date:	10/8/2024	Inspection Date:	10/4/2024	Address:	438 MACOPIN RD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code			City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ

Violation Number:	V-24-0061	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	ILLUMINATED ENTERPRISES LLC		
Issue Date:	10/8/2024	Compliance Date:	10/9/2024	Block:	6504	Lot:	14
Notice Date:	10/8/2024	Inspection Date:	9/27/2024	Address:	157 MARSHALL HILL		
Infraction:	Stop Construction Order						
Code:	New Jersey Uniform Construction Code			City:	West Milford Township		
Statute:	N.J.A.C.5:23-2.14(a)			Zip Code:	07480	State:	NJ



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Issued between the dates of 8/25/2024 and 2/25/2025.

Violation Number:	V-24-0062	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	ILLUMINATED ENTERPRISES LLC		
Issue Date:	10/8/2024	Compliance Date:	10/23/2024	Block:	6504	Lot:	14
Notice Date:	10/8/2024	Inspection Date:	9/27/2024	Address:	157 MARSHALL HILL		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
		City:	West Milford Township				
		Zip Code:	07480	State:	NJ		

Violation Number:	V-24-0063	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:	22-0690	Subcode:	Administrative	Owner Name:	HANSEL JESSICA		
Issue Date:	12/3/2024	Compliance Date:	12/18/2024	Block:	10002	Lot:	12
Notice Date:	12/3/2024	Inspection Date:	12/3/2024	Address:	56 VIRGINIA LANE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.23(a)						
		City:	WEST MILFORD				
		Zip Code:	07480	State:	NJ		

Violation Number:	V-24-0064	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:	22-0690	Subcode:	Administrative	Owner Name:	HANSEL JESSICA		
Issue Date:	12/3/2024	Compliance Date:	12/18/2024	Block:	10002	Lot:	12
Notice Date:	12/3/2024	Inspection Date:	12/3/2024	Address:	56 VIRGINIA LANE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.18(c)1.						
		City:	WEST MILFORD				
		Zip Code:	07480	State:	NJ		

Violation Number:	V-24-0065	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	K G MANAGEMENT II LLC		
Issue Date:	12/6/2024	Compliance Date:	12/23/2024	Block:	14604	Lot:	1
Notice Date:	12/6/2024	Inspection Date:	12/5/2024	Address:	2731 RTE 23		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
		City:	NEWFOUNDLAND				
		Zip Code:	07435	State:	NJ		

Violation Number:	V-25-0001	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	WEST MILFORD PLAZA LLC		
Issue Date:	1/9/2025	Compliance Date:	1/23/2025	Block:	7621	Lot:	3.02
Notice Date:	1/9/2025	Inspection Date:	1/9/2025	Address:	1499 UNION VALLEY ROAD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
		City:	WEST MILFORD				
		Zip Code:	07480	State:	NJ		



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Issued between the dates of 8/25/2024 and 2/25/2025.

Violation Number:	V-25-0002	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	WEST MILFORD PLAZA LLC		
Issue Date:	1/9/2025	Compliance Date:	1/23/2025	Block:	7621	Lot:	3.02
Notice Date:	1/9/2025	Inspection Date:	1/9/2025	Address:	1499 UNION VALLEY ROAD		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.23(a)						
				City:	WEST MILFORD		
				Zip Code:	07480	State:	NJ

Violation Number:	V-25-0003	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:	22-0690	Subcode:	Administrative	Owner Name:	WOOD, ANDREW & JESSICA		
Issue Date:	1/27/2025	Compliance Date:	1/29/2025	Block:	10002	Lot:	12
Notice Date:	1/28/2025	Inspection Date:	1/27/2025	Address:	56 VIRGINIA LANE		
Infraction:	Stop Construction Order						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
				City:	WEST MILFORD		
				Zip Code:	07480	State:	NJ

Violation Number:	V-25-0004	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	KKS INVESTMENTS INC		
Issue Date:	2/4/2025	Compliance Date:	2/5/2025	Block:	15701	Lot:	4
Notice Date:	2/4/2025	Inspection Date:	1/22/2025	Address:	2962 ROUTE 23		
Infraction:	Stop Construction Order						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
				City:	NEWFOUNDLAND		
				Zip Code:	07435	State:	NJ

Violation Number:	V-25-0005	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	KKS INVESTMENTS INC		
Issue Date:	2/4/2025	Compliance Date:	2/19/2025	Block:	15701	Lot:	4
Notice Date:	2/4/2025	Inspection Date:	1/22/2025	Address:	2962 ROUTE 23		
Infraction:	Notice of Violation and Order To Terminate						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.14(a)						
				City:	NEWFOUNDLAND		
				Zip Code:	07435	State:	NJ

Violation Number:	V-25-0006	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Building	Owner Name:	LGP REALTY OF WEST MILFORD LLC		
Issue Date:	2/7/2025	Compliance Date:	2/24/2025	Block:	7006	Lot:	3
Notice Date:	2/7/2025	Inspection Date:	2/7/2025	Address:	1640 UNION VALLEY		
Infraction:	Notice of Unsafe Structure						
Code:	New Jersey Uniform Construction Code						
Statute:	N.J.A.C.5:23-2.32(a) UNSAFE STRUCTURE						
				City:	WEST MILFORD		
				Zip Code:	07480	State:	NJ



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Violation Number:	V-25-0007	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided				
Permit Number:		Subcode:	Building	Owner Name:	LGP REALTY OF WEST MILFORD LLC				
Issue Date:	2/7/2025	Compliance Date:	2/24/2025	Block:	7006	Lot:	3		
Notice Date:	2/7/2025	Inspection Date:	2/7/2025	Address:	1640 UNION VALLEY				
Infraction:	Notice of Imminent Hazard								
Code:	New Jersey Uniform Construction Code					City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.32(a) UNSAFE STRUCTURE					Zip Code:	07480	State:	NJ

Violation Number:	V-25-008	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided				
Permit Number:		Subcode:	Administrative	Owner Name:	HANSEL JESSICA				
Issue Date:	2/11/2025	Compliance Date:	2/12/2025	Block:	10002	Lot:	12		
Notice Date:	2/11/2025	Inspection Date:	2/11/2025	Address:	56 VIRGINIA LANE				
Infraction:	Stop Construction Order								
Code:	New Jersey Uniform Construction Code					City:	WEST MILFORD		
Statute:	N.J.A.C.5:23-2.16(j)					Zip Code:	07480	State:	NJ

Violation Number:	V-25-0011	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided				
Permit Number:		Subcode:	Administrative	Owner Name:	SAMUEL,WALTER				
Issue Date:	2/19/2025	Compliance Date:	2/20/2025	Block:	1901	Lot:	5		
Notice Date:	2/19/2025	Inspection Date:	2/19/2025	Address:	80 BAYONNE DR				
Infraction:	Stop Construction Order								
Code:	New Jersey Uniform Construction Code					City:	HEWITT		
Statute:	N.J.A.C.5:23-2.14(a)					Zip Code:	07421	State:	NJ

Violation Number:	V-25-0012	Issuing Officer:	Timothy Ligus	☐ Abated	☐ Voided				
Permit Number:		Subcode:	Building	Owner Name:	SAMUEL,WALTER				
Issue Date:	2/19/2025	Compliance Date:	3/6/2025	Block:	1901	Lot:	5		
Notice Date:	2/19/2025	Inspection Date:	2/19/2025	Address:	80 BAYONNE DR				
Infraction:	Notice of Violation and Order To Terminate								
Code:	New Jersey Uniform Construction Code					City:	HEWITT		
Statute:	N.J.A.C.5:23-2.14(a)					Zip Code:	07421	State:	NJ