



**Borough of East Rutherford Department of Building and
Department of Public Works.**

Angel Rivera Shield # 9929 – Buildings and Grounds Enforcement
300 Hackensack Street, East Rutherford New Jersey, 07073

Email: arivera@eastrutherfordnj.net

Cellular: 862-571-1885

Date: 01/01/2023 – 03/31/2025

Location: 190 Van Winkle Street, East Rutherford NJ, 07073

RE: Property Inspection – OPRA Request # 85

Inspection # 1: On April 4th 2024 notified by Rose Ravennati to respond to 190 Van Winkle Street for a work with out permits condition, I (Angel Rivera) arrived at the location at approximately 1145 hours and entered the location and observed multiple employees conducting Framing, Plumbing and Electrical work with no Permits posted and none on record, after meeting with the supervisor, all work was stopped and employees advised they could not be in the location.



At 1155 Hours, the location was stickered, and all employees were offsite, Buildings Department was updated and fines issued.

Inspection # 2: On January 16, 2025, while on duty, I (Angel Rivera) was driving down Orchard Street towards Hackensack Street and Observed a Water condition coming from the back of 190 Van Winkle Street toward Hackensack Street, creating an ice condition on the sidewalk and street, the water was discolored and appeared to be water downed cement, I entered the D-Side of the building where the water was coming from and observed workers sanding a concrete floor and allowing the water to flow out the door causing the conditions on Orchard Street and Hackensack Street.



Continue,

Work was stopped and violations were issued, Attached are copies of the violations, the Property Manager was advised the area needed to be salted and cleared immediately. DPW was notified as well as the buildings department for sewer monitoring. There is an upcoming trial scheduled for March 12, 2025.

Inspection # 3:

On January 22nd, 2025, at approximately 1000 hours, I (Angel Rivera), Building Inspector Kieth Matino and Borough Administrator Paul Derosa and Fire Marshal Kevin Barnes, A walk through was conducted and areas were documented and the permits listed for that location met the work being completed. Photos were taken of the location which included an elevator shaft and safe installation, due to the nature of the business would need site approval for those photos, attached are general construction area photos.



End of Inspections Report.

Angel Rivera Shield # 9929
Buildings and Ground and Public Works



**[X] NOTIFICATION OF
ABATEMENT**

**[] NOTIFICATION OF
SATISFACTION**

Borough of East Rutherford
312 Grove Street
East Rutherford, NJ 07073
201-9335649

Date Issued:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 04/23/2024

Violation Number: 20240036/ 0

Assessed Penalty: \$ 250,000.00

IDENTIFICATION

Work Site Location: 190 VAN WINKLE STREET

Block: 92

Lot: 16

Owner In Fee: Dholakia Properties LLC

Agent:

Dholakia Properties LLC

Address: 4 Ayer Place

Address: 4 Ayer Place

RUTHERFORD, NJ 07070

RUTHERFORD NJ 07070

Telephone: 917 6788040

Telephone: 917 6788040

ACTION

Date Of Notice: 04/23/2024

Date Of Inspection: 04/23/2024

Compliance Due Date: 05/13/2024

VIOLATION

Interior alterations performed without prior approvals and permits. Must stop all construction, including elevator.

Must obtain signed site plan from board, Submit drawings with permit and obtain all approvals.

CLOSURE

This is to acknowledge that the above listed Owner/Agent has conformed with the requirements of the New Jersey Administrative Code, Title 5, Chapter 23, Subchapter 2, known as the Uniform Construction Code, in terminating all violations as stated above.

Therefore, the Construction Code Enforcement Agency of the Borough of East Rutherford find this matter concluded.

Further, all outstanding penalties assessed in this matter have been abated.

RECEIPTS

<u>Date Paid</u>	<u>Check No.</u>	<u>Check Amt.</u>	<u>Cash Amt.</u>	<u>Credit Card No.</u>	<u>Credit Card Amt.</u>	<u>Collected by</u>
09/13/2024	1059	\$2,000.00				IT
	Sub Total:	\$2,000.00				
				Grand Total:	\$2,000.00	

BY ORDER OF :

Frank Recanati CONSTRUCTION OFFICIAL

DATE :



STOP CONSTRUCTION ORDER

Application Date:

Control Number: 0

Permit Number: 0

Permit Date:

Notice Date: 4/23/2024

Violation Number: 20240036/ 0

Borough of East Rutherford
312 Grove Street
East Rutherford, NJ 07073
201-9335649

IDENTIFICATION

Work Site Location: 190 VAN WINKLE STREET Block: 92 Lot: 16 Qualific
Agent/Contract or: Dholakia Properties LLC
Owner In Fee: Dholakia Properties LLC
Address: 4 Ayer Place Address: 4 Ayer Place
RUTHERFORD NJ 07070 RUTHERFORD NJ 07070
Telephone: 917 6788040 Telephone: 917 6788040

To: ☒ Owner



Other: _____

☐ Agent/Contractor

Date Of Inspection: 4/23/2024

Date Of This Notice: 4/23/2024

ACTION

You are hereby **ORDERED** to **STOP**

☐ Building ☐ Electrical ☐ Plumbing ☐ Fire Protection ☐ Mechanical ☐ Elevator ☒ All Construction

at the above Location as of 4/23/2024 until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of N.J.A.C. 5:23-2.14(a) WORK PERFORMED WITHOUT REQUIRED PERMIT which provides:

Interior alterations performed without prior approvals and permits. Must stop all construction, including elevator.

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met:

Must obtain signed site plan from board, Submit drawings with permit and obtain all approvals.

Further, take **NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties of up to \$2,000.00 per day per violation, and a certificate of occupancy will **not** be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a Court of competent jurisdiction restraining further work at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the

Bergen County Construction Board Of Appeals

within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at:

1 Bergen County Plaza Hackensack NJ 07601-7076

If you have any questions concerning this matter, please call: 201-9335649

By Order of:

Frank Recanati ISSUING OFFICIAL

Date: _____

Sent by Certified Mail # :