



East Rutherford Fire Prevention Bureau

312 Grove St
East Rutherford, NJ 07073
Fire Official Kevin Barnas
Phone-201-728-9323
Kbarnas@eastrutherfordnj.net

Fire Safety During Construction and Demolition

Scope: The document shall apply to structures in the course of construction, alteration, or demolition, including underground locations. Compliance with Chapter 33 of the NJ IFC 2015 and NFPA 241 is required.

Purpose: This document, in addition to Chapter 33 of NJ IFC 2015 and NFPA 241, prescribes minimum safeguards and requirements for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

Name of Property Dholakia Properties LLC
Property Address 190 Van Winkle St, East Rutherford NJ 07073 Plainsboro, NJ 08536
Owner of Property Dholakia Properties LLC Email david@hk.co

Job Site Superintendent

Job Site Superintendent Name Luis DeLacruz
Job Site Superintendent Phone Number 973-323-7063 Email david@hk.co

Emergency Contact

Emergency Contact Name David Narkar
Emergency Contact Phone Number 917-678-8040 Email david@hk.co

Fire Prevention Program Superintendent

FPPS Name David Narkar
FPPS Emergency Phone Number 917-678-8040 Email david@hk.co

YOUR SIGNATURE BELOW INDICATES THAT YOU HAVE READ ALL THE PAGES OF 'THE FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION' DOCUMENT AND AGREE TO ITS TERMS, AND ALSO SERVES AS AN ACKNOWLEDGMENT THAT YOU HAVE RECEIVED 'THE FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION' DOCUMENT

Signed by Job Site Superintendent [Signature] Date 12/01/2023
Signed by FPPS [Signature] Date 12/01/2023

Return to Fire Prevention Office

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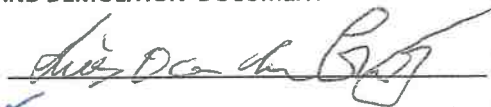
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Signed by Job Site Superintendent  Date 12/01/2023
Signed by FPPS  Date 12/01/2023

Fire Safety Superintendent Copy

General Job Site Safety:

1. Smoking shall be prohibited except in approved areas.
2. Combustible debris shall not accumulate within buildings. Combustible debris, rubbish and waste material shall be removed from building and deposited in an approved waste container(s) at the end of each shift of work.
3. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.
4. Required means of egress shall be maintained free of obstructions during construction and demolition, remodeling or alterations and additions to any building.
5. Required fire protection devices shall be maintained and serviced in accordance with Chapter 9 of the NJ IFC 2015. Planned and unplanned impairments to fire protection systems shall be promptly reported to the Plainsboro Fire Official.
6. Flammable and combustible liquids shall be used and stored in accordance with Chapter 57 of the NJ IFC 2015.
7. Flammable gases shall be used and stored in accordance with Chapter 58 of the NJ IFC 2015.

Fire Reporting:

1. A readily accessible emergency telephone facility shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

Required Permits:

1. A Type I fire safety permit is required for storage of more than 10 gallons of flammable liquids inside a building and more than 60 gallons of flammable liquids outside of a building. More than 660 gallons of flammable liquids requires a Type IV fire safety permit.
2. A Type I fire safety permit is required for storage of more than 25 gallons of combustible liquids inside a building and more than 60 gallons of flammable liquids outside of a building. More than 660 gallons of flammable liquids requires a Type IV fire safety permit.
3. A Type I permit is required for hot work including cutting and/or welding.
4. A Type I permit is required for hot work that includes roof repair/installation with a torch.
5. A Type IV permit is required for storage of more than 660 gallons of flammable or combustible liquids.
6. A Type IV permit is required for storage of more than 55 gallons of corrosive liquids.

Temporary Heating Equipment:

1. Temporary heating devices shall be listed and labeled in accordance with the mechanical subcode or fuelgas subcode of the UCC.

Temporary Wiring:

1. Temporary wiring for electric power and lighting installations shall comply with the electrical subcode of the UCC.

Portable Fire Extinguishers:

1. A fire extinguisher shall be provided at each stairway on all floor levels where combustible materials have accumulated, in every storage shed and in areas of special hazards such as the storage of flammable and combustible liquids.

Flammable and Combustible Liquid Storage Tanks:

1. Provide a site plan detailing the location, quantity and capacity of storage tanks and other flammable/combustible liquid storage.
2. A fire extinguisher with a Class 4A:40BC or greater rating shall be provided within 25 feet of storage tanks.
3. Storage tank(s) shall be installed on a stable ground surface. Ground surfaces shall be able to withstand the imposed loads of such storage tanks.
4. Approved impact protection shall be provided for the storage tank(s).
5. Provide an NFPA 704 placard in the immediate area of the storage tank(s).
6. Storage tanks shall be of an approved type.
7. "No Smoking Signs" shall be posted on or near storage tanks.

Responsibilities of Fire Prevention Program Superintendent:

1. Prefire Plan – The FPPS shall develop and maintain an approved prefire plan to assist the site personnel responding to a fire. Changes in building operations or equipment that could affect or change the fire department's ground attack of a fire must be reported.
2. Training – The FPPS is responsible for training the job site personnel in the proper use of hand-held fire extinguishers, hose lines, fire alarms and sprinkler systems.
3. Fire Protection Devices – The FPPS shall determine that all fire protection equipment is maintained and serviced during construction and demolition.
4. Hot Work Operations – The FPPS is responsible for supervising the permit system for hot work operations in accordance with Chapter 35 of the 2015 NJ IFC.
5. Temporary Covering of Fire Protection Devices – The FPPS shall supervise the covering and uncovering of fire protection equipment. Fire protection covers shall be removed at the end of every work day.

Hotwork:

1. Welding, cutting, open torches and other hot work operations shall comply with Chapter 35 of the NJ IFC 2015.
2. Qualifications of Operators – Hot work operators shall be capable of performing such operations safely.
3. Records – The FPPS shall maintain pre-hot work checklist reports. The reports shall be maintained on the premises for a minimum of 48 hours after work is complete.
4. Signage – The FPPS shall provide signage that reads "CAUTION: HOT WORK IN PROGRESS STAY CLEAR"

Daily Pre Hot Work Checklist

Before hot work is permitted and at least once per day while the permit is in effect, the area shall be inspected by the FPPS to ensure that it is a fire safe area.

FPPS Name David Narkar

FPPS Signature  Date 12/01/2023

- ☐ Hot work equipment is satisfactory operating condition and in good repair.
- ☐ Hot work site is clear of combustibles or combustibles are protected.
- ☐ Exposed construction materials are noncombustible or are protected.
- ☐ Openings in walls, ceilings, and floors are protected
- ☐ Floors are clean.
- ☐ No exposed combustibles are located on the opposite side of partitions, walls, ceilings or floors.
- ☐ A fire watches is assigned.
- ☐ Approved actions have been taken to prevent accidental activation of suppression and detection equipment.
- ☐ Fire extinguishers are operable and available.
- ☐ Proper hot work signage provided

The Fire Prevention Program Superintendent is responsible for maintaining this checklist on premises for a minimum of 48 hours.



East Rutherford Fire Department

Bureau of Fire Safety

Fire Official Kevin Barnas

312 Grove St, East Rutherford, NJ 07072

Phone: (201) 728-9323

kbarnas@eastrutherfordnj.net

Municipality: Borough of East Rutherford

County: Bergen County

Inspector: Kevin Barnas

Inspected: 11/22/2023 09:51:10

Inspection Number: ERFD-2023-0000510

To: **DHOLAKIA PROPERTIES, LLC**

190 Van Winkle St, East Rutherford, NJ 07073

NOTICE OF VIOLATIONS AND ORDER TO CORRECT

Premises: **DHOLAKIA PROPERTIES, LLC**

Address: 190 Van Winkle St, East Rutherford, NJ 07073

Registration: 0212071980

Type of Use: BG31

YOU ARE HEREBY NOTIFIED THAT a complaint was received by the Borough of East Rutherford Bureau of Fire Safety. An investigation discovered violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A.52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s)

YOU ARE HEREBY ORDERED by the **FIRE OFFICIAL** to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information about this order, please call the Bureau of Fire Safety at [\(201\) 728-9323](tel:2017289323)

BY ORDER OF THE FIRE OFFICIAL

Inspection Signatures

Occupancy Contact Signature

Unable to sign:
not on site

David Narkar

BY ORDER OF THE FIRE OFFICIAL



Kevin Barnas
Fire Official

VIOLATIONS REPORT

Premises: DHOLAKIA PROPERTIES, LLC , 190 Van Winkle St

A Reinspection will be conducted on or after 11/22/2023

Auxiliary Appliance Reports:

X Violation

ITEM: Fire alarm system needs repair or service

REMARK: Due to water leak, the alarm system cannot be reset. a tech and service is needed

CODE: NJFC - 901.4.1 - Fire protection systems. - All fire protection systems shall be maintained in an operative condition at all times. An owner or occupant shall not reduce the effectiveness of the protection so required. This requirement shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary to make tests, repairs, alterations or additions. The fire official shall be notified before disconnection or interruption of protection and when tests, repairs, alterations or additions are started and upon completion of such work. The fire official shall be advised of the extent of and reason for such work, and the restoration of the protection shall be diligently pursued.

ADMINISTRATIVE APPEAL RIGHTS

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

Bergen County Construction Board of Appeals
Administrative Building, Room 421
Hackensack, NJ 07601

Copy to: Borough of East Rutherford
Bureau of Fire Safety
312 Grove Street
East Rutherford, New Jersey 07073

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is subject of the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis for the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the Borough of East Rutherford Bureau of Fire Safety, 312 Grove Street, East Rutherford, NJ 07073. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all the work will be completed.

TAKE NOTICE THAT, pursuant to NJAC 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.

PENALTIES

Pursuant to N.J.A.C. 5:70-2.12, a violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party

are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or municipal court.

NOTICE:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



East Rutherford Fire Department

Bureau of Fire Safety

Fire Official Kevin Barnas

312 Grove St, East Rutherford, NJ 07072

Phone: (201) 732-9323

kbarnas@eastrutherfordnj.net

LHU Registration #: 02120-71980

Municipality: Borough of East Rutherford

County: Bergen County

Inspector: John Robak

Inspected: 07/19/2024 10:23:39

To: DHOLAKIA PROPERTIES, LLC

190 Van Winkle St -- East Rutherford, NJ 07073

NOTICE OF VIOLATIONS

AND

ORDER TO CORRECT

Premises: DHOLAKIA PROPERTIES, LLC

Address: 190 Van Winkle St -- East Rutherford, NJ 07073

Type of Use: BG31

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If you do not understand this order, need assistance, or desire further information about this order,

please call the Bureau of Fire Safety at (201) 728-9323

BY ORDER OF FIRE OFFICIAL

Inspection Signatures

Occupancy Contact Signature

Unable to sign:
emailed

David Narkar

Inspector Signature



John Robak

--

Fire Official



Kevin Barnas
Fire Official

VIOLATIONS

Auxiliary Appliance Reports:

✓ Abated

ITEM: Need to provide a copy of the annual fire alarm system certification

CODE: NJFC - 901.6.2 - Records. - Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and forwarded to the fire official within five business days of the inspection. All inspection reports shall list deficiencies based on the edition of the referenced standard in effect at the time of installation, with nonrequired recommendations listed separately.

✓ Abated

ITEM: Need to provide a copy of the annual sprinkler system certification

CODE: NJFC - 901.6.2 - Records. - Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and forwarded to the fire official within five business days of the inspection. All inspection reports shall list deficiencies based on the edition of the referenced standard in effect at the time of installation, with nonrequired recommendations listed separately.

Signs:

✗ Violation

ITEM: Need to install a fire department connection sign

REMARK:

Sign falling down must be secured to building

CODE: NJFC - 912.2.2 - Existing buildings. - On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

Administration:

✗ Violation

ITEM: Need to file for a proper fire safety permit

CODE: N.J.A.C. - 5:70-2.7 (a) - (a) Permits shall be required and obtained from the local enforcement agency for the activities specified in this section, except where they are an integral part of a process or activity by reason of which the use is required to be registered and regulated as a life hazard use. Permits shall at all times be kept in the premises designated therein and shall at all times be subject to inspection by the fire official.

1. Type 4 permits shall not be required when the storage or activity is incidental or auxiliary to the agricultural use of a farm property.
2. In a public or private K-12 educational building, or in a camp accommodating six or more children of school age, when such uses are registered as life hazard uses, no permit shall be required for activities which are consistent with the designed and intended use of the building or premises or part thereof.
3. Type 1 permit:
 - i. Bonfires;
 - ii. The use of a torch or flame-producing device to remove paint from, or seal membrane roofs on, any building or structure;
 - iii. The occasional use of any non-residential occupancy other than Use Groups F, H, or S for group

overnight stays of persons over 21½ years of age, in accordance with N.J.A.C. 5:70-3, the State Fire Prevention Code, Section 408.14;

iv. Individual portable kiosks or displays when erected in a covered mall for a period of less than 90 days, and when not covered by a Type 2 permit;

v. The use of any open flame or flame-producing device, in connection with any public gathering, for purposes of entertainment, amusement, or recreation;

vi. Welding or cutting operations except where the welding or cutting is performed in areas approved for welding by the fire official and is registered as a type B life hazard use;

vii. The possession or use of explosives or blasting agents, other than model rocketry engines regulated under N.J.A.C. 12:194;

viii. The use of any open flame or flame-producing device in connection with the training of non-fire service personnel in fire suppression or extinguishment procedures;

ix. The occasional use in any building of a multipurpose room, with a maximum permitted occupancy of 100 or more for amusement, entertainment or mercantile type purposes.

x. The storage or handling of class I flammable liquids in closed containers of aggregate amounts of more than 10 gallons, but not more than 660 gallons inside a building, or more than 60 gallons, but not more than 660 gallons outside a building.

xi. The storage or handling of class II or IIIA combustible liquids in closed containers of aggregate amounts of more than 25 gallons, but not more than 660 gallons inside a building, or more than 60 gallons, but not more than 660 gallons outside a building.

xii. Any permanent cooking operation that requires a suppression system in accordance with N.J.A.C. 5:70-4.7(g) and is not defined as a life hazard use in accordance with N.J.A.C. 5:70-2.4.

xiii. The use as a place of public assembly, for a total of not more than 15 days in a calendar year, of a building classified as a commercial farm building under the Uniform Construction Code.

xiv. The temporary use of any building or portion thereof as a special amusement building for a total of not more than 15 days in a calendar year.

(1) Use of a building or portion thereof as a special amusement building for a longer period shall require the issuance of a certificate of occupancy, pursuant to the Uniform Construction Code (N.J.A.C. 5:23), for the new use.

(2) Permits issued pursuant to this section shall require compliance with the requirements for special amusement buildings at N.J.A.C. 5:70-4.16.

xv. The erection, operation, or maintenance of any tent, tensioned membrane structure, or canopy, excluding those used for recreational camping purposes, that meets the criteria in (a)3xv(1) or (2) below shall require a Type 1 permit. Tents, tensioned membrane structures, or canopies greater than 16,800 square feet in area or greater than 140 feet in any dimension, whether one unit or composed of multiple units; remaining in place for more than 180 days; used or occupied between December 1 and March 31; having a permanent anchoring system or foundation; or containing platforms or bleachers greater than 11 feet in height shall be subject to the permitting requirements of the Uniform Construction Code (N.J.A.C. 5:23-2.14).

(1) The tent, tensioned membrane structure, or canopy is greater than 900 square feet or more than 30 feet in any dimension whether it is one unit or composed of multiple units, but 16,800 square feet or less in area and 140 feet or less in any dimension, whether it is one unit or composed of multiple units.

(2) The tent, tensioned membrane structure, or canopy contains platforms or bleachers 11 feet or less in height;

xvi. The erection, operation, or maintenance of any outdoor combustible maze shall require a Type 1 permit if the outdoor combustible maze is less than six feet in height and does not contain electrical equipment. Outdoor combustible mazes that are six feet or greater in height or contain electrical equipment shall be subject to the permitting requirements of N.J.A.C. 5:23-2.14.

(1) For the purposes of applying this requirement, an outdoor combustible maze is an attraction that lacks a roof and is designed to disorient patrons, reduce vision, present barriers, or otherwise impede the flow of traffic and does not consist solely of living rooted plants such as corn stalks or trees, but includes mazes created from plants that have been cut and attached to an object to support them.

(A) Mazes consisting solely of living, rooted plants, such as corn stalks or trees, may be repaired using cut, replacement plants that are otherwise the same as those of which the maze is created without the need for a permit.

(B) No permit shall be required for mazes up to 42 inches in height created of bales of hay or straw;

xvii. The use of any Group A-4 use, place of worship, as a shelter with a maximum permitted occupant load of 14 persons, for 14 or fewer consecutive days, for not more than 49 days in a year in accordance with Section 408.15 of the State Fire Prevention Code; or

xviii. Unoccupied or vacant building or structure 2,500 square feet or more, but less than 12,000 square feet, in gross floor area.

4. Type 2 permit:

i. Bowling lane resurfacing and bowling pin refinishing involving the use and application of flammable liquids or materials;

ii. Fumigation or thermal insecticide fogging;

iii. Carnivals and circuses employing mobile enclosed structures used for human occupancy;

iv. The use of a covered mall in any of the following manners:

(1) Placing or constructing temporary kiosks, display booths, concession equipment or the like in more than 25 percent of the common area of the mall;

(2) Temporarily using the mall as a place of assembly;

(3) Using open flame or flame devices;

(4) Displaying liquid or gas fuel powered equipment; or

(5) Using liquefied petroleum gas, liquefied natural gas, or compressed flammable gas in containers exceeding five pound capacity;

v. Storage outside of buildings of LP-gas cylinders or other compressed gas containers when part of a cylinder exchange program;

vi. Unoccupied or vacant buildings or structures 12,000 square feet or more, but less than 100,000 square feet, in gross floor area;

vii. The use of any building, or portion thereof, previously registered as a Life Hazard Use for mercantile purposes on a temporary basis.

(1) Exception: No permit shall be required for any mercantile use registered as a Life Hazard Use; or

viii. The storage or retail sales of sparkling devices and novelties in any temporary or permanent structure, when the pyrotechnic content exceeds 125 pounds; as defined in Section 202, and shall comply with Section 5609, and NFPA 1124.

5. Type 3 permit:

i. Industrial processing ovens or furnaces operating at approximately atmospheric pressures and temperatures not exceeding 1,400 degrees Fahrenheit which are heated with oil or gas fuel or which contain flammable vapors from the product being processed;

ii. Wrecking yards, junk yards, outdoor used tire storage, waste material handling plants, and outside storage of forest products not otherwise classified;

iii. The storage, handling, or discharging of fireworks; or

iv. Unoccupied or vacant buildings or structures 100,000 square feet or more in gross floor area.

6. Type 4 permit:

i. Storage or use at normal temperature and pressure of more than 2,000 cubic feet of flammable compressed gas or 6,000 cubic feet of nonflammable compressed gas;

ii. The production or sale of cryogenic liquids; the storage or use of more than 10 gallons of liquid

- oxygen, flammable cryogenic liquids or cryogenic oxidizers; or the storage of more than 500 gallons of nonflammable, non-toxic cryogenic liquids;
- iii. The storage, handling, and processing of flammable, combustible, and unstable liquids in closed containers and portable tanks in aggregate amounts of more than 660 gallons;
- iv. To store or handle (except medicines, beverages, foodstuffs, cosmetics, and other common consumer items, when packaged according to commonly accepted practices):
- (1) More than 55 gallons of corrosive liquids;
 - (2) More than 500 pounds of oxidizing materials;
 - (3) More than 10 pounds of organic peroxides;
 - (4) More than 500 pounds of nitromethane;
 - (5) More than 1,000 pounds of ammonium nitrate;
 - (6) More than one microcurie of radium not contained in a sealed source;
 - (7) More than one millicurie of radium or other radiation material in a sealed source or sources;
 - (8) Any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required; or
 - (9) More than 10 pounds of flammable solids.
- v. The melting, casting, heat treating, machining or grinding of more than 10 pounds of magnesium per working day.
7. Type 5 permit:
- i. (Reserved)

✗ Violation

ITEM: East Rutherford Fire Safety attempted to perform fire inspection. Please contact office 201-728-9323 to schedule appointment. If not a penalty up to \$500.00 will be assessed.

REMARK:

Is building vacant or utilities, turned on or off?

Building under construction?

CODE: N.J.A.C. TITLE 5. COMMUNITY AFFAIRS - 2.1 - Enforcement authority - (a) It shall be the duty and responsibility of the agency having jurisdiction in accordance with N.J.A.C. 5:71-2.2 to enforce the provisions of this Code as set forth herein. 1. Where no local enforcing agency has been created the Division shall enforce the provisions of this Code for life hazard uses or whenever conditions which constitute an imminent hazard are found to exist. (b) The local enforcing agency shall periodically inspect all premises, except owner-occupied one- and two-family or attached single family structures used exclusively for dwelling purposes. These inspections shall be made in accordance with the schedule contained in this Code, when required under any cyclical inspection program, and as often as may be necessary for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire operations, or endanger life, or any conditions constituting violations of the provisions or intent of this Code or a locally adopted amendment. Except in the case of cyclical inspection programs or other good cause, inspections shall not include occupied dwelling units. (c) Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the fire official or his or her authorized representative has reasonable cause to believe that there exists in any or upon any premises any condition which makes such building or premises unsafe, the fire official or his or her authorized representative may enter such premises, at all

reasonable times to inspect the same or to perform any duty imposed upon the fire official by this code, provided that if such premises be occupied, he or she shall first present proper credentials and demand entry; and if such premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and demand entry. 1. No owner or occupant or any other persons having charge, care or control of any premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the fire official or his or her authorized representative for the purpose of inspection and examination pursuant to this Code. If the owner or occupant denies entry, the fire official or his or her authorized representative shall obtain a proper warrant or other remedy provided by law to secure entry. (d) Local enforcing agency personnel shall use this Code to enforce N.J.A.C. 5:76-1.4.



ADMINISTRATIVE APPEAL RIGHTS

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Hackensack, NJ 07601

Copy to: Borough of East Rutherford
Bureau of Fire Safety
312 Grove Street
East Rutherford, New Jersey 07073

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is subject of the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and

d) A concise statement of the basis for the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the Borough of Carlstadt Bureau of Fire Safety, 312 Grove Street, East Rutherford, NJ 07073. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all the work will be completed.

TAKE NOTICE THAT, pursuant to NJAC 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.

PENALTIES

Pursuant to N.J.A.C. 5:70-2.12, a violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or municipal court.

NOTICE:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



East Rutherford Fire Department

Bureau of Fire Safety

Fire Official Kevin Barnas

312 Grove St, East Rutherford, NJ 07073

Phone: (201) 728-9323

kbarnas@eastrutherfordnj.net

New Jersey Uniform Fire Code Certificate of Inspection

Issued To: DHOLAKIA PROPERTIES, LLC
190 Van Winkle St --, East Rutherford, NJ 07073

Registration #: 02120-71980

Issued By: East Rutherford Fire Department
Bureau of Fire Safety
312 Grove St
East Rutherford, NJ 07073
LEA Code 0205-001

Inspector: John Robak

Issue Date: 07/26/2024 11:28:44

Expiration Date: 05/24/2025

This certifies that the referenced occupancy has been inspected pursuant to the Uniform Fire Safety Act and satisfies minimum requirements of the New Jersey Uniform Fire Code.

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE ABOVE PREMISES.

Inspection Signatures

Fire Official

Kevin Barnas

Date: 07/26/2024 11:28:44



East Rutherford Fire Department

Bureau of Fire Safety

Fire Official Kevin Barnas

312 Grove St, East Rutherford, NJ 07072

Phone: (201) 732-9323

kbarnas@eastrutherfordnj.net

LHU Registration #: 02120-71980

Municipality: Borough of East Rutherford

County: Bergen County

Inspector: John Robak

Inspected: 07/01/2024 09:22:39

To: DHOLAKIA PROPERTIES, LLC
190 Van Winkle St -- East Rutherford, NJ 07073

NOTICE OF VIOLATIONS

AND

ORDER TO CORRECT

Premises: DHOLAKIA PROPERTIES, LLC
Address: 190 Van Winkle St -- East Rutherford, NJ 07073
Type of Use: BG31

YOU ARE HEREBY NOTIFIED THAT an inspection by the Borough of East Rutherford Bureau of Fire Safety disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A.52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s)

YOU ARE HEREBY ORDERED by the FIRE OFFICIAL to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information about this order,

please call the Bureau of Fire Safety at (201) 728-9323

BY ORDER OF FIRE OFFICIAL

Inspection Signatures

Occupancy Contact Signature

Unable to sign:
emailed vacant permit

David Narkar

Inspector Signature



John Robak

--

Fire Official



Kevin Barnas
Fire Official

VIOLATIONS

Auxiliary Appliance Reports:

X Violation

ITEM: Need to provide a copy of the annual fire alarm system certification

CODE: NJFC - 901.6.2 - Records. - Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and forwarded to the fire official within five business days of the inspection. All inspection reports shall list deficiencies based on the edition of the referenced standard in effect at the time of installation, with nonrequired recommendations listed separately.

X Violation

ITEM: Need to provide a copy of the annual sprinkler system certification

CODE: NJFC - 901.6.2 - Records. - Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and forwarded to the fire official within five business days of the inspection. All inspection reports shall list deficiencies based on the edition of the referenced standard in effect at the time of installation, with nonrequired recommendations listed separately.

Signs:

X Violation

ITEM: Need to install a fire department connection sign

REMARK:

Sign falling down must be secured to building

CODE: NJFC - 912.2.2 - Existing buildings. - On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

Administration:

X Violation

ITEM: Need to file for a proper fire safety permit

CODE: N.J.A.C. - 5:70-2.7 (a) - (a) Permits shall be required and obtained from the local enforcement agency for the activities specified in this section, except where they are an integral part of a process or activity by reason of which the use is required to be registered and regulated as a life hazard use. Permits shall at all times be kept in the premises designated therein and shall at all times be subject to inspection by the fire official.

1. Type 4 permits shall not be required when the storage or activity is incidental or auxiliary to the agricultural use of a farm property.
2. In a public or private K-12 educational building, or in a camp accommodating six or more children of school age, when such uses are registered as life hazard uses, no permit shall be required for activities which are consistent with the designed and intended use of the building or premises or part thereof.
3. Type 1 permit:
 - i. Bonfires;
 - ii. The use of a torch or flame-producing device to remove paint from, or seal membrane roofs on, any building or structure;
 - iii. The occasional use of any non-residential occupancy other than Use Groups F, H, or S for group

overnight stays of persons over 21/2 years of age, in accordance with N.J.A.C. 5:70-3, the State Fire Prevention Code, Section 408.14;

iv. Individual portable kiosks or displays when erected in a covered mall for a period of less than 90 days, and when not covered by a Type 2 permit;

v. The use of any open flame or flame-producing device, in connection with any public gathering, for purposes of entertainment, amusement, or recreation;

vi. Welding or cutting operations except where the welding or cutting is performed in areas approved for welding by the fire official and is registered as a type B life hazard use;

vii. The possession or use of explosives or blasting agents, other than model rocketry engines regulated under N.J.A.C. 12:194;

viii. The use of any open flame or flame-producing device in connection with the training of non-fire service personnel in fire suppression or extinguishment procedures;

ix. The occasional use in any building of a multipurpose room, with a maximum permitted occupancy of 100 or more for amusement, entertainment or mercantile type purposes.

x. The storage or handling of class I flammable liquids in closed containers of aggregate amounts of more than 10 gallons, but not more than 660 gallons inside a building, or more than 60 gallons, but not more than 660 gallons outside a building.

xi. The storage or handling of class II or IIIA combustible liquids in closed containers of aggregate amounts of more than 25 gallons, but not more than 660 gallons inside a building, or more than 60 gallons, but not more than 660 gallons outside a building.

xii. Any permanent cooking operation that requires a suppression system in accordance with N.J.A.C. 5:70-4.7(g) and is not defined as a life hazard use in accordance with N.J.A.C. 5:70-2.4.

xiii. The use as a place of public assembly, for a total of not more than 15 days in a calendar year, of a building classified as a commercial farm building under the Uniform Construction Code.

xiv. The temporary use of any building or portion thereof as a special amusement building for a total of not more than 15 days in a calendar year.

(1) Use of a building or portion thereof as a special amusement building for a longer period shall require the issuance of a certificate of occupancy, pursuant to the Uniform Construction Code (N.J.A.C. 5:23), for the new use.

(2) Permits issued pursuant to this section shall require compliance with the requirements for special amusement buildings at N.J.A.C. 5:70-4.16.

xv. The erection, operation, or maintenance of any tent, tensioned membrane structure, or canopy, excluding those used for recreational camping purposes, that meets the criteria in (a)3xv(1) or (2) below shall require a Type 1 permit. Tents, tensioned membrane structures, or canopies greater than 16,800 square feet in area or greater than 140 feet in any dimension, whether one unit or composed of multiple units; remaining in place for more than 180 days; used or occupied between December 1 and March 31; having a permanent anchoring system or foundation; or containing platforms or bleachers greater than 11 feet in height shall be subject to the permitting requirements of the Uniform Construction Code (N.J.A.C. 5:23-2.14).

(1) The tent, tensioned membrane structure, or canopy is greater than 900 square feet or more than 30 feet in any dimension whether it is one unit or composed of multiple units, but 16,800 square feet or less in area and 140 feet or less in any dimension, whether it is one unit or composed of multiple units.

(2) The tent, tensioned membrane structure, or canopy contains platforms or bleachers 11 feet or less in height;

xvi. The erection, operation, or maintenance of any outdoor combustible maze shall require a Type 1 permit if the outdoor combustible maze is less than six feet in height and does not contain electrical equipment. Outdoor combustible mazes that are six feet or greater in height or contain electrical equipment shall be subject to the permitting requirements of N.J.A.C. 5:23-2.14.

(1) For the purposes of applying this requirement, an outdoor combustible maze is an attraction that lacks a roof and is designed to disorient patrons, reduce vision, present barriers, or otherwise impede the flow of traffic and does not consist solely of living rooted plants such as corn stalks or trees, but includes mazes created from plants that have been cut and attached to an object to support them.

(A) Mazes consisting solely of living, rooted plants, such as corn stalks or trees, may be repaired using cut, replacement plants that are otherwise the same as those of which the maze is created without the need for a permit.

(B) No permit shall be required for mazes up to 42 inches in height created of bales of hay or straw;

xvii. The use of any Group A-4 use, place of worship, as a shelter with a maximum permitted occupant load of 14 persons, for 14 or fewer consecutive days, for not more than 49 days in a year in accordance with Section 408.15 of the State Fire Prevention Code; or

xviii. Unoccupied or vacant building or structure 2,500 square feet or more, but less than 12,000 square feet, in gross floor area.

4. Type 2 permit:

i. Bowling lane resurfacing and bowling pin refinishing involving the use and application of flammable liquids or materials;

ii. Fumigation or thermal insecticide fogging;

iii. Carnivals and circuses employing mobile enclosed structures used for human occupancy;

iv. The use of a covered mall in any of the following manners:

(1) Placing or constructing temporary kiosks, display booths, concession equipment or the like in more than 25 percent of the common area of the mall;

(2) Temporarily using the mall as a place of assembly;

(3) Using open flame or flame devices;

(4) Displaying liquid or gas fuel powered equipment; or

(5) Using liquefied petroleum gas, liquefied natural gas, or compressed flammable gas in containers exceeding five pound capacity;

v. Storage outside of buildings of LP-gas cylinders or other compressed gas containers when part of a cylinder exchange program;

vi. Unoccupied or vacant buildings or structures 12,000 square feet or more, but less than 100,000 square feet, in gross floor area;

vii. The use of any building, or portion thereof, previously registered as a Life Hazard Use for mercantile purposes on a temporary basis.

(1) Exception: No permit shall be required for any mercantile use registered as a Life Hazard Use; or

viii. The storage or retail sales of sparkling devices and novelties in any temporary or permanent structure, when the pyrotechnic content exceeds 125 pounds; as defined in Section 202, and shall comply with Section 5609, and NFPA 1124.

5. Type 3 permit:

i. Industrial processing ovens or furnaces operating at approximately atmospheric pressures and temperatures not exceeding 1,400 degrees Fahrenheit which are heated with oil or gas fuel or which contain flammable vapors from the product being processed;

ii. Wrecking yards, junk yards, outdoor used tire storage, waste material handling plants, and outside storage of forest products not otherwise classified;

iii. The storage, handling, or discharging of fireworks; or

iv. Unoccupied or vacant buildings or structures 100,000 square feet or more in gross floor area.

6. Type 4 permit:

i. Storage or use at normal temperature and pressure of more than 2,000 cubic feet of flammable compressed gas or 6,000 cubic feet of nonflammable compressed gas;

ii. The production or sale of cryogenic liquids; the storage or use of more than 10 gallons of liquid

- oxygen, flammable cryogenic liquids or cryogenic oxidizers; or the storage of more than 500 gallons of nonflammable, non-toxic cryogenic liquids;
- iii. The storage, handling, and processing of flammable, combustible, and unstable liquids in closed containers and portable tanks in aggregate amounts of more than 660 gallons;
- iv. To store or handle (except medicines, beverages, foodstuffs, cosmetics, and other common consumer items, when packaged according to commonly accepted practices):
- (1) More than 55 gallons of corrosive liquids;
 - (2) More than 500 pounds of oxidizing materials;
 - (3) More than 10 pounds of organic peroxides;
 - (4) More than 500 pounds of nitromethane;
 - (5) More than 1,000 pounds of ammonium nitrate;
 - (6) More than one microcurie of radium not contained in a sealed source;
 - (7) More than one millicurie of radium or other radiation material in a sealed source or sources;
 - (8) Any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required; or
 - (9) More than 10 pounds of flammable solids.
- v. The melting, casting, heat treating, machining or grinding of more than 10 pounds of magnesium per working day.
7. Type 5 permit:
- i. (Reserved)

X Violation

ITEM: East Rutherford Fire Safety attempted to perform fire inspection. Please contact office 201-728-9323 to schedule appointment. If not a penalty up to \$500.00 will be assessed.

REMARK:

Is building vacant or utilities, turned on or off?

Building under construction?

CODE: N.J.A.C. TITLE 5. COMMUNITY AFFAIRS - 2.1 - Enforcement authority - (a) It shall be the duty and responsibility of the agency having jurisdiction in accordance with N.J.A.C. 5:71-2.2 to enforce the provisions of this Code as set forth herein. 1. Where no local enforcing agency has been created the Division shall enforce the provisions of this Code for life hazard uses or whenever conditions which constitute an imminent hazard are found to exist. (b) The local enforcing agency shall periodically inspect all premises, except owner-occupied one- and two-family or attached single family structures used exclusively for dwelling purposes. These inspections shall be made in accordance with the schedule contained in this Code, when required under any cyclical inspection program, and as often as may be necessary for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire operations, or endanger life, or any conditions constituting violations of the provisions or intent of this Code or a locally adopted amendment. Except in the case of cyclical inspection programs or other good cause, inspections shall not include occupied dwelling units. (c) Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the fire official or his or her authorized representative has reasonable cause to believe that there exists in any or upon any premises any condition which makes such building or premises unsafe, the fire official or his or her authorized representative may enter such premises, at all

reasonable times to inspect the same or to perform any duty imposed upon the fire official by this code, provided that if such premises be occupied, he or she shall first present proper credentials and demand entry; and if such premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and demand entry. 1. No owner or occupant or any other persons having charge, care or control of any premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the fire official or his or her authorized representative for the purpose of inspection and examination pursuant to this Code. If the owner or occupant denies entry, the fire official or his or her authorized representative shall obtain a proper warrant or other remedy provided by law to secure entry. (d) Local enforcing agency personnel shall use this Code to enforce N.J.A.C. 5:76-1.4.



ADMINISTRATIVE APPEAL RIGHTS

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

Bergen County Construction Board of Appeals
Administrative Building, Room 421
Hackensack, NJ 07601

Copy to: Borough of East Rutherford
Bureau of Fire Safety
312 Grove Street
East Rutherford, New Jersey 07073

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is subject of the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and

d) A concise statement of the basis for the appeal.

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Borough of East Rutherford
312 Grove Street
East Rutherford, NJ 07073
Telephone: 201-728-9323
Fax: 201-728-9325
kbarnas@eastrutherfordnj.net

DHOLAKIA PROPERTIES, LLC
Attn: David Narkar
190 VAN WINKLE ST
EAST RUTHERFORD, NJ, 07073

Invoice #: ERFD-2024-0000240
Invoice Date: 05/18/2024
Due Date: 06/16/2024
Balance \$: 0.00

Invoice

Department Contact

Kevin Barnas
kbarnas@eastrutherfordnj.net

Invoice Contact

David Narkar
david@hk.co
917-678-8040

Business Name: DHOLAKIA
PROPERTIES, LLC

Business Address:
190 VAN WINKLE ST
EAST RUTHERFORD, NJ, 07073

Billling Address:

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Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
Occupancy over 14,000 square feet	05/18/2024	Each	1.00	375.0000	375.00	

Total: \$ 375.00

Payments

Date	Type	Amount	Method	Status	Check Number	Note
05/31/2024	Full	375.00	Check	Succeeded	1043	PAID IN FULL

Total: \$ 375.00

Invoice Total: \$375.00
Payment(s) Applied: \$375.00



Borough of East Rutherford
312 Grove Street
East Rutherford, NJ 07073
Telephone: 201-728-9323
Fax: 201-728-9325
kbarnas@eastrutherfordnj.net

DHOLAKIA PROPERTIES, LLC
Attn: David Narkar
190 VAN WINKLE ST
EAST RUTHERFORD, NJ, 07073

Invoice #: ERFD-2025-0000061
Invoice Date: 01/30/2025
Due Date: 02/28/2025
Balance \$: 0.00

Invoice

Department Contact

Kevin Barnas
kbarnas@eastrutherfordnj.net

Invoice Contact

David Narkar
david@hk.co
917-678-8040

Business Name: DHOLAKIA
PROPERTIES, LLC
Business Address:
190 VAN WINKLE ST
EAST RUTHERFORD, NJ, 07073
Billing Address:

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Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
Vacant Permit Type 2- 12,000 to 99,999 sqft	01/29/2025	Each	1.00	400.0000	400.00	

Total: \$ 400.00

Payments

Date	Type	Amount	Method	Status	Check Number	Note
02/04/2025	Full	400.00	Check	Succeeded	1070	PAID IN FULL THANK YOU !

Total: \$ 400.00

Invoice Total: \$400.00

Payment(s) Applied: \$400.00