

Division of Code Enforcement

250 39th Street
Avalon, NJ 08202



CODE ENFORCEMENT COMPLAINT SUMMARY

Complaint Info

Date Received: 01/07/2025

Date Closed:

How Received: 01/07/2025

Source:

Complaint Class Dumpster Compliance

Type: Code Enforcement

Responding Dept: Code Enforcement

Details

Complaint Details:

DUMPSTER HAS BEEN UNCOVERED FOR DAYS. SUMMONS ISSUED. COVER DUMPSTER IMMEDIATELY.

Property Info

Property Location: 386 22ND STREET

Parcel # 22.05-109

Town:

Property Owner: YOUNG, ERIC L

Address: 1909 WALNUT ST. APT 1102

City, St Zip: PHILADELPHIA, PA 19103

Business Info

Business Owner Name:

Business Name:

Address:

City, St Zip:

Phone:

Responsible Party

Responsible Party AUGUSTINE BUILDERS

Address:

City, St, Zip: AVALON

Phone: 609-703-7607

Email:

Complainant Information

Name Bruce Loversage

Address:

City, St, Zip:

Phone:

Email:

Actions

Contact Date	Date Scheduled	Employee	Type	Details	Status	Notes
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Violations

Violation #	Ordinance	Detail	Comment	Cited	Closed	Employee
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Notices

Notice Date	Name	Violations	Correct By	Comments	Signed
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Images / Files

Title / Description	Image (if applicable)
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Division of Code Enforcement

250 39th Street
Avalon, NJ 08202



CODE ENFORCEMENT COMPLAINT SUMMARY

Complaint Info

Date Received: 02/11/2025

Date Closed:

How Received: 02/11/2025

Source:

Complaint Class Zoning Compliance

Type: Code Enforcement

Responding Dept: Code Enforcement

Details

Complaint Details:

SHED/GARAGE NOT BUILT TO APPROVED SITE PLAN SUBMITTED WITH PERMIT. STRUCTURE IS TOO HIGH, OVER 12 FEET, ALSO NOT 10 FEET FROM PRINCIPAL STRUCTURE AND NOT 10 FEET FROM SIDE/REAR YARD SETBACK. STOP WORK ORDER ISSUED. CONTACT ZONING OFFICIAL IMMEDIATELY.

Property Info

Property Location: 298 50TH STREET

Parcel # 50.04-11

Town:

Property Owner: MEZZANOTTE, WILLIAM S &
SANDRA

Address: 275 S CREEK RD

City, St Zip: WEST CHESTER, PA 19382

Business Info

Business Owner Name:

Business Name:

Address:

City, St Zip:

Phone:

Responsible Party

Responsible Party MEZZANOTTE, WILLIAM S &
SANDRA

Address: 275 S CREEK RD

City, St, Zip: WEST CHESTER, PA 19382

Phone:

Email:

Complainant Information

Name Paul Short Sr

Address:

City, St, Zip:

Phone:

Email:

Actions

Contact Date	Date Scheduled	Employee	Type	Details	Status	Notes
02/11/2025		Paul Short Sr			Created	SHED/GARAGE NOT BUILT TO APPROVED SITE PLAN SUBMITTED WITH PERMIT. STRUCTURE IS TOO HIGH, OVER 12 FEET, ALSO NOT 10FEET FROM PRINCIPAL STRUCTURE AND NOT 10 FEET FROM SIDE/REAR YARD SETBACK. STOP WORK ORDER ISSUED. CONTACT ZONING OFFICIAL IMMEDIATELY.

Violations

1. Bulk Requirements:

(a) Minimum Front Yard: Garages and other accessory structures are not permitted in front yard areas. (Exception see subsection 27-7.2a2(d)).

(b) Minimum Side and Rear Yard: The minimum side yard setback shall be five (5) feet and the minimum rear yard setback shall be eight (8) feet.

(Exception: Sheds which are sixty (60) sq. ft. or less in area, and eight (8) feet or less in height may have a rear yard setback of five (5) feet.)

(c) Corner Lots: Detached garages and other accessory buildings shall not be located nearer to the sideline than requirements for the principal building.

(d) All accessory structures must be at least eight (8) feet from the principal structure except as in subsection 27-7.2c2(b).

(e) The maximum height of garages shall be fifteen (15) feet to the peak of the roof measured from the lowest grade adjacent to the structure. The maximum size shall comply with paragraph (i)(1) below.

(f) The maximum height of cabanas, sheds, gazebos, and pergolas shall be no greater than twelve (12) feet to the peak of the roof, measured from the lowest grade adjacent to the structure. The maximum size shall comply with paragraph (i)(2) below.

(g) Garages, cabanas, and sheds must have a minimum average roof pitch of 4:12 and should be consistent with the roof pitch of the dwelling.

(h)

It is encouraged that the architectural style, materials, colors, and detailing of these structures match those of the principal building.

(i) One accessory building per lot is permitted, in excess of the maximum building coverage, in single-family and two-family residential zones, in the rear yard only (Exception: see Subsection 27-7.2a2(c) in accordance with the following: all structures are still considered in the floor area ratio calculation with the exception of open gazebos, pergolas and pavilions).

[Amended 6-23-2021 by Ord. No. 821-2021]

(1) Detached garages are permitted pursuant to the following:

[a] Garages must have an interior area measuring at least ten (10) feet by eighteen (18) feet.

[b] The driveway shall extend the full distance to the garage from the street.

[c] The ability of a vehicle to access the garage shall be fully demonstrated to the Zoning Officer.

[d] The on-site parking for the dwelling unit exceeds the chapter requirement by at least one (1.0) space.

Notices

Notice Date	Name	Violations	Correct By	Comments	Signed
02/11/2025			02/21/2025		Paul Short Sr

Images / Files

Title / Description	Image (if applicable)
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Borough of Avalon
Division of Code Enforcement
250 39th Street
Avalon, NJ 08202



MEZZANOTTE, WILLIAM S & SANDRA
275 S CREEK RD
WEST CHESTER, PA 19382

February 11, 2025

****Notice of Violation and Order to Abate****

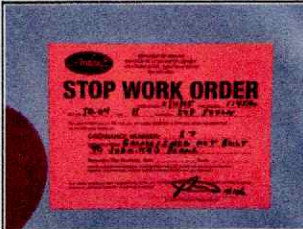
Ref: Block 50.04 Lot 11 - 298 50TH STREET, Avalon, NJ 08202

Dear Sir or Madam:

As a result of an inspection of the above captioned property, we find the following in violation of the Borough Ordinance(s):

27-7.2 -

Private Garages, Cabanas, Sheds, Pergolas and Other Accessory Uses and Structures. 1. Bulk Requirements: (a) Minimum Front Yard: Garages and other accessory structures are not permitted in front yard areas. (Exception see subsection 27-7.2a2(d)). (b) Minimum Side and Rear Yard: The minimum side yard setback shall be five (5) feet and the minimum rear yard setback shall be eight (8) feet. (Exception: Sheds which are sixty (60) sq. ft. or less in area, and eight (8) feet or less in height may have a rear yard setback of five (5) feet.) (c) Corner Lots: Detached garages and other accessory buildings shall not be located nearer to the sideline than requirements for the principal building. (d) All accessory structures must be at least eight (8) feet from the principal structure except as in subsection 27-7.2c2(b). (e) The maximum height of garages shall be fifteen (15) feet to the peak of the roof measured from the lowest grade adjacent to the structure. The maximum size shall comply with paragraph (i)(1) below. (f) The maximum height of cabanas, sheds, gazebos, and pergolas shall be no greater than twelve (12) feet to the peak of the roof, measured from the lowest grade adjacent to the structure. The maximum size shall comply with paragraph (i)(2) below. (g) Garages, cabanas, and sheds must have a minimum average roof pitch of 4:12 and should be consistent with the roof pitch of the dwelling. (h) It is encouraged that the architectural style, materials, colors, and detailing of these structures match those of the principal building. (i) One accessory building per lot is permitted, in excess of the maximum building coverage, in single-family and two-family residential zones, in the rear yard only (Exception: see Subsection 27-7.2a2(c) in accordance with the following: all structures are still considered in the floor area ratio calculation with the exception of open gazebos, pergolas and pavilions). [Amended 6-23-2021 by Ord. No. 821-2021] (1) Detached garages are permitted pursuant to the following: [a] Garages must have an interior area measuring at least ten (10) feet by eighteen (18) feet. [b] The driveway shall extend the full distance to the garage from the street. [c] The ability of a vehicle to access the garage shall be fully demonstrated to the Zoning Officer. [d] The on-site parking for the dwelling unit exceeds the chapter requirement by at least one (1.0) space.

Title	Description	Image
		
		
		

SHED/GARAGE NOT BUILT TO APPROVED SITE PLAN SUBMITTED WITH PERMIT. STRUCTURE IS TOO HIGH, OVER 12 FEET, ALSO NOT 10 FEET FROM PRINCIPAL STRUCTURE AND NOT 10 FEET FROM SIDE/REAR YARD SETBACK. STOP WORK ORDER ISSUED. CONTACT ZONING OFFICIAL IMMEDIATELY.

A re-inspection for all violations listed above and other violations may take place **February 20, 2025**. **This is the only warning that you will receive.** Future violations will result in summonses being issued for each offense on each day without prior notice of violation until the activity ceases.

Sincerely,

Paul E. Short, Sr., CPM
 Code Enforcement Official
 Zoning Enforcement Official
 Asst. Zoning Official
 Deputy Coordinator, OEM
 Borough of Avalon
 250 39th Street
 Avalon, NJ 08202
 609-967-7046 (office) 609-967-1125 (fax)
 pshort@avalonboro.org www.avalonboro.org

Division of Code Enforcement

250 39th Street
Avalon, NJ 08202



CODE ENFORCEMENT COMPLAINT SUMMARY

Complaint Info

Date Received: 02/11/2025

Date Closed:

How Received: 02/11/2025

Source:

Complaint Class Dumpster Compliance

Type: Code Enforcement

Responding Dept: Code Enforcement

Details

Complaint Details: DUMPSTER UNCOVERED. COVER IMMEDIATELY.

Property Info

Property Location: 298 50TH STREET

Parcel # 50.04-11

Town:

Property Owner: MEZZANOTTE, WILLIAM S &
SANDRA

Address: 275 S CREEK RD

City, St Zip: WEST CHESTER, PA 19382

Business Info

Business Owner Name:

Business Name:

Address:

City, St Zip:

Phone:

Responsible Party

Responsible Party MEZZANOTTE, WILLIAM S &
SANDRA

Address: 275 S CREEK RD

City, St, Zip: WEST CHESTER, PA 19382

Phone:

Email:

Complainant Information

Name Paul Short Sr

Address:

City, St, Zip:

Phone:

Email:

Actions

Contact Date	Date Scheduled	Employee	Type	Details	Status	Notes
02/11/2025		Paul Short Sr			Created	DUMPSTER UNCOVERED. COVER IMMEDIATELY.

Violations

Violation Ordinance Detail

Comment Cited Closed Employee

#

- 1 20-2.5 Every construction site shall be equipped with a dumpster and it shall be of sufficient size to accommodate all construction debris and trash and refuse accumulated at the construction site; unless it is cosmetic work or there is only 10% or less of structural work being done, then the project is of such minimal impact and duration that it would be unreasonable to require the placement of a dumpster. The percentage will be measured from the total square footage of the dwelling. This provision shall in no way relieve the owner or contractor from the other requirements of this section or applicable codes and regulations. The dumpster shall be equipped with a cover and the dumpster shall remain covered at all times, except during construction activity, so as to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. During wind and rain events or other weather conditions the dumpster shall remain covered even during construction activity in order to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site.
The covering for the dumpster must be of sufficient size to prevent the cover from blowing off due to wind or other elements.
To the extent possible, the dumpster must be located on the actual construction site.
A permit application shall be provided by the Borough for permission to allow the dumpster to be located on the street. Such permit shall be accompanied by a fee of \$250. The dumpster shall be permitted to remain on the street only during the period of actual construction. The dumpster must be equipped with suitable reflectors, warning devices or it must be marked with no less than two reflective cones located to the rear of the dumpster and two in the front of the dumpster.
The dumpster shall be emptied at periodic intervals so as to prevent overloading, escape of materials contained therein, and each such dumpster shall be regularly deodorized as necessary to prevent obnoxious odors or nuisances of any type during the period of construction.

Notices

Notice Date

Name

Violations

Correct By

Comments

Signed

02/11/2025

02/21/2025

Paul Short Sr

Images / Files

Borough of Avalon
Division of Code Enforcement
250 39th Street
Avalon, NJ 08202



MEZZANOTTE, WILLIAM S & SANDRA
275 S CREEK RD
WEST CHESTER, PA 19382

February 11, 2025

****Notice of Violation and Order to Abate****

Ref: Block 50.04 Lot 11 - 298 50TH STREET, Avalon, NJ 08202

Dear Sir or Madam:

As a result of an inspection of the above captioned property, we find the following in violation of the Borough Ordinance(s);

1 - 20-2.5

Every construction site shall be equipped with a dumpster and it shall be of sufficient size to accommodate all construction debris and trash and refuse accumulated at the construction site; unless it is cosmetic work or there is only 10% or less of structural work being done, then the project is of such minimal impact and duration that it would be unreasonable to require the placement of a dumpster. The percentage will be measured from the total square footage of the dwelling. This provision shall in no way relieve the owner or contractor from the other requirements of this section or applicable codes and regulations. The dumpster shall be equipped with a cover and the dumpster shall remain covered at all times, except during construction activity, so as to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. During wind and rain events or other weather conditions the dumpster shall remain covered even during construction activity in order to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. The covering for the dumpster must be of sufficient size to prevent the cover from blowing off due to wind or other elements. To the extent possible, the dumpster must be located on the actual construction site. A permit application shall be provided by the Borough for permission to allow the dumpster to be located on the street. Such permit shall be accompanied by a fee of \$250. The dumpster shall be permitted to remain on the street only during the period of actual construction. The dumpster must be equipped with suitable reflectors, warning devices or it must be marked with no less than two reflective cones located to the rear of the dumpster and two in the front of the dumpster. The dumpster shall be emptied at periodic intervals so as to prevent overloading, escape of materials contained therein, and each such dumpster shall be regularly deodorized as necessary to prevent obnoxious odors or nuisances of any type during the period of construction.

Title	Description	Image
		

UNCOVERED DUMPSTER. COVER IMMEDIATELY.

A re-inspection for all violations listed above and other violations may take place **February 18, 2025.** **This is the only warning that you will receive.** Future violations will result in summonses being issued for each offense on each day without prior notice of violation until the activity ceases.

Sincerely,

Paul E. Short, Sr., CPM
 Code Enforcement Official
 Zoning Enforcement Official
 Asst. Zoning Official
 Deputy Coordinator, OEM
 Borough of Avalon
 250 39th Street
 Avalon, NJ 08202
 609-967-7046 (office) 609-967-1125 (fax)
 pshort@avalonboro.org www.avalonboro.org

Division of Code Enforcement

250 39th Street
Avalon, NJ 08202



CODE ENFORCEMENT COMPLAINT SUMMARY

Complaint Info

Date Received: 03/26/2025

Date Closed:

How Received: 03/26/2025

Source:

Complaint Class Dumpster Compliance

Type: DUMPSTER UNCOVERED

Responding Dept: Code Enforcement

Details

Complaint Details: DUMSPTER UNCOVERED FOR DAYS. MATERIALS ON GROUND. DUMPSTER OVERFLOWING.
SUMMONS ISSUED.

Property Info

Property Location: 198 40TH STREET

Parcel # 40.07-7

Town:

Property Owner: KONIDES, NICHOLAS D

Address: 300 J.F.KENNEDY BEACH DR

City, St Zip: NORTH WILDWOOD, NJ 08260

Business Info

Business Owner Name:

Business Name:

Address:

City, St Zip:

Phone:

Responsible Party

Responsible Party KONIDES, NICHOLAS D

Address: 300 J.F.KENNEDY BEACH DR

City, St, Zip: NORTH WILDWOOD, NJ 08260

Phone:

Email:

Complainant Information

Name Miriam Kauterman

Address: Avalon/Stone Harbor Real
Estate

City, St, Zip: 3001 Dune Drive, Avalon NJ
08202

Phone: 6096028470

Email:

Actions

Contact Date	Date Scheduled	Employee	Type	Details	Status	Notes
03/26/2025		Paul Short Sr			Created	DUMSPTEr UNCOVERED FOR DAYS. MATERIALS ON GROUND. DUMPSTER OVERFLOWING. SUMMONS ISSUED.
03/31/2025		Paul Short Sr			Created	

Violations

#

- 1 20-2.5 Every construction site shall be equipped with a dumpster and it shall be of sufficient size to accommodate all construction debris and trash and refuse accumulated at the construction site; unless it is cosmetic work or there is only 10% or less of structural work being done, then the project is of such minimal impact and duration that it would be unreasonable to require the placement of a dumpster. The percentage will be measured from the total square footage of the dwelling. This provision shall in no way relieve the owner or contractor from the other requirements of this section or applicable codes and regulations. The dumpster shall be equipped with a cover and the dumpster shall remain covered at all times, except during construction activity, so as to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. During wind and rain events or other weather conditions the dumpster shall remain covered even during construction activity in order to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site.
- The covering for the dumpster must be of sufficient size to prevent the cover from blowing off due to wind or other elements.
- To the extent possible, the dumpster must be located on the actual construction site.
- A permit application shall be provided by the Borough for permission to allow the dumpster to be located on the street. Such permit shall be accompanied by a fee of \$250. The dumpster shall be permitted to remain on the street only during the period of actual construction. The dumpster must be equipped with suitable reflectors, warning devices or it must be marked with no less than two reflective cones located to the rear of the dumpster and two in the front of the dumpster.
- The dumpster shall be emptied at periodic intervals so as to prevent overloading, escape of materials contained therein, and each such dumpster shall be regularly deodorized as necessary to prevent obnoxious odors or nuisances of any type during the period of construction.

Notices

Notice Date

Name

Violations

Correct By

Comments

Signed

03/26/2025

03/31/2025

Paul Short Sr

Images / Files

Borough of Avalon
Division of Code Enforcement
250 39th Street
Avalon, NJ 08202



KONIDES, NICHOLAS D
300 J.F.KENNEDY BEACH DR
NORTH WILDWOOD, NJ 08260

March 26, 2025

****Notice of Violation and Order to Abate****

Ref: Block 40.07 Lot 7 - 198 40TH STREET, Avalon, NJ 08202

Dear Sir or Madam:

As a result of an inspection of the above captioned property, we find the following in violation of the Borough Ordinance(s);

1 - 20-2.5

Every construction site shall be equipped with a dumpster and it shall be of sufficient size to accommodate all construction debris and trash and refuse accumulated at the construction site; unless it is cosmetic work or there is only 10% or less of structural work being done, then the project is of such minimal impact and duration that it would be unreasonable to require the placement of a dumpster. The percentage will be measured from the total square footage of the dwelling. This provision shall in no way relieve the owner or contractor from the other requirements of this section or applicable codes and regulations. The dumpster shall be equipped with a cover and the dumpster shall remain covered at all times, except during construction activity, so as to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. During wind and rain events or other weather conditions the dumpster shall remain covered even during construction activity in order to prevent any construction debris, trash or other refuse from escaping and becoming scattered throughout the general neighborhood or on the construction site. The covering for the dumpster must be of sufficient size to prevent the cover from blowing off due to wind or other elements. To the extent possible, the dumpster must be located on the actual construction site. A permit application shall be provided by the Borough for permission to allow the dumpster to be located on the street. Such permit shall be accompanied by a fee of \$250. The dumpster shall be permitted to remain on the street only during the period of actual construction. The dumpster must be equipped with suitable reflectors, warning devices or it must be marked with no less than two reflective cones located to the rear of the dumpster and two in the front of the dumpster. The dumpster shall be emptied at periodic intervals so as to prevent overloading, escape of materials contained therein, and each such dumpster shall be regularly deodorized as necessary to prevent obnoxious odors or nuisances of any type during the period of construction.

Title	Description	Image
		

DUMSPTER UNCOVERED FOR DAYS. MATERIALS ON GROUND. DUMPSTER OVERFLOWING. SUMMONS ISSUED.

A re-inspection for all violations listed above and other violations may take place **March 31, 2025**. **This is the only warning that you will receive.** Future violations will result in summonses being issued for each offense on each day without prior notice of violation until the activity ceases.

Sincerely,

Paul E. Short, Sr., CPM
 Code Enforcement Official
 Zoning Enforcement Official
 Asst. Zoning Official
 Deputy Coordinator, OEM
 Borough of Avalon
 250 39th Street
 Avalon, NJ 08202
 609-967-7046 (office) 609-967-1125 (fax)
 pshort@avalonboro.org www.avalonboro.org