



Violations

<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Qr</u>
CVIO-25-00170	111 SO. 3RD AVE		111 SO. 3RD AVE		3003	2	
CVIO-25-00165	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8	
CVIO-25-00163	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8	
CVIO-25-00162	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8	

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<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
HIGHLAND PARK GARDENS LLC	500 RIVER AVE STE 250	09/26/2025	10/03/2025	False		06

WING NAM LAM	91 DUTCH RD	09/25/2025	10/09/2025	False		06
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WING NAM LAM	91 DUTCH RD	09/25/2025	10/09/2025	True	10/08/2025	06
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WING NAM LAM	91 DUTCH RD	09/25/2025	10/09/2025	True	10/08/2025	06
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<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
1/26/2025			Failure to do rental inspections. I need a list of all units that moved January 2025 to current		Certificate of Leased Occupancy and Registration	135-24	Property Maintenance
1/25/2025			No facilities for automobile body repair or mechanical repair shall be permitted to be located on the premises used for sales and showrooms of new and used automobiles except those facilities necessary for the preparation or maintenance of automobiles sold upon said premises and only where said facilities are clearly incidental and subordinate to the principal use.		Automobile Dealers	230-93(1)	Borough Ordinance or Mandate
1/25/2025			It shall be unlawful for any person to engage in the business of selling or exchanging any motor vehicle upon any open lot in the Borough of Highland Park without first obtaining a license therefor as herein provided		License Required.	400-1	Borough Ordinance or Mandate
1/25/2025			Before issuing a permit, the approving authority shall determine that the following standards are met:		Automobile Dealers	230-93(1)	Borough Ordinance or Mandate

(4/1/2025 - 10/1/2025, 93 records)

	<u>Balance</u>	<u>Issuing Officer</u>
	5,000.	Christian Sumano

3e Scott Brescher

3e Scott Brescher

3e Scott Brescher



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CVIO-25-00169	120 HARPER ST.		120 HARPER ST.		2401	29	
CVIO-25-00168	713 SO. 2ND AVE		713 SO. 2ND AVE		2504	24	
CVIO-25-00166	1412 CENTRAL AVE.		1412 CENTRAL AVE.		4107	1	
CVIO-25-00161	95 MONTGOMERY ST.		95 MONTGOMERY ST.		1703	10	
CVIO-25-00160	138 COLUMBIA ST		138 COLUMBIA ST		3901	12	
CVIO-25-00155	203 NO. 3RD AVE.		203 NO. 3RD AVE.		1504	44	
CVIO-25-00158	437 SO. 7TH AVE		REID, YENIT		3402	25	
CVIO-25-00157	437 SO. 7TH AVE		REID, YENIT		3402	25	
CVIO-25-00154	401-413 RARITAN AVE.		401-413 RARITAN AVE.		1403	32	
CVIO-25-00153	233 FELTON AVE		233 FELTON AVE		2303	21	
CVIO-25-00152	36 SO. 3RD AVE.		36 SO. 3RD AVE.		2202	16	

<u>raifier</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	HIGHLAND LIVING LLC	293 LAWRENCE AVE 2ND FL	09/23/2025	09/30/2025	False		1C
	BAUER, ROBERT C. & MIRIAM	713 SO. 2ND. AVE.	09/17/2025	09/24/2025	False		0C
	FRIEDLANDER, AMIT & TATIANA	1412 CENTRAL AVE	09/17/2025	09/24/2025	False		0C
	LIUTOVA, NATALIA	95 MONTGOMERY ST	09/05/2025	09/19/2025	False		
	VILLEDA, JOSE Y JR & ISABEL	138 COLUMBIA ST	09/02/2025	09/16/2025	False		
	WIESEL, NACHUM & ALLISON	203 NO. 3RD. AVE.	08/26/2025	09/02/2025	False		
	REID, YENIT	437 SOUTH 7TH AVE	08/26/2025	09/26/2025	False		
	REID, YENIT	437 SOUTH 7TH AVE	08/26/2025	09/26/2025	False		
	HIGHLAND PROPERTY GROUP INC	75 RARITAN AVE SUITE 218	08/21/2025	09/04/2025	False		
	EDEN, DONALD J.	233 FELTON AVE	08/19/2025	08/26/2025	False		
	WEISBERGER, H&E % CZAPEK CHRISTINE	25-B HANOVER ROAD STE 240	08/18/2025	09/01/2025	False		0C

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
1/07/2025			Failure to apply for rental inspection. \$150 emergency fee. Violation will be waived.	2 Woodbridge and 120 Harper	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance
1/17/2025			Trim down bushes impeding corner turn		Exterior Property	301.3	Property Maintenance
1/17/2025			Remove concrete from front of the house		Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
1/17/2025			Failure to submit zoning and construction permit before doing any alterations of the layout		Definitions	230-3	Property Maintenance
			Failure to submit zoning application for fence.		Fences, Walls, Hedges	230-100 (E7)	Property Maintenance
			Remove all accumulation of rubbish/garbage side of property.		Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
			Close any open walls leading to basement		Interior surfaces	PM-305.3	Property Maintenance 2
			Install door trims in bedroom door		Interior surfaces	PM-305.3	Property Maintenance
			Permit must be obtained prior to any tree removal.	Front	Tree Removal Permit	388-5	Borough Ordinance or Mandate
			FAILURE TO MAINTAIN EXTERIOR PROPERTY. FAILURE TO COMPLY WILL RESULT IN WEEKLY FINES OF \$250	Weeds		PM-303.4	Property Maintenance 2
1/18/2025			Overgrown bushes out to the sidewalk (Magnolia side).		Exterior Property	301.3	Property Maintenance

[illegible]



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CVIO-25-00150	223 SO. 10TH AVE		223 SO. 10TH AVE		3602	35.01	
CVIO-25-00149	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00142	233 FELTON AVE		233 FELTON AVE		2303	21	
CVIO-25-00141	81 HARRISON AVE.		81 HARRISON AVE.		504	3	
CVIO-25-00148	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00147	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00146	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00145	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	

<u>Refiler</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	JING, XIAOJU & LANDI, JOSEPH R	223 SO. 10TH AVE	08/12/2025	08/26/2025	True	08/19/2025	OWNER JOSEPH R OF LANDI SR. XIAOJU JING
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/06/2025	11/05/2025	False		
	EDEN, DONALD J.	233 FELTON AVE	08/05/2025	08/12/2025	False		
	WEINBERG, ERIC H & DIANE L	81 HARRISON AVE.	08/05/2025	08/19/2025	False		
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		

Notice Date
1/12/2025

<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
		Failure to obtain zoning for above ground pool. Failure to install fence for above ground pool. Zoning also required	Swimming pools		302.7.2	Property Maintenance
		Valve is required for dryer	Basement	Safety controls	PM-603.6	Property Maintenance 2
		OVERGROWN GRASS/ACCUMULATION OF RUBBISH/GARBAGE.	Weeds		PM-303.4	Property Maintenance 2
		FAILURE TO COMPLY WILL RESULT IN WEEKLY FINES OF \$250	Weeds		PM-303.4	Property Maintenance 2
		Remove and maintain overgrown branches, grass, poison ivy.	Definitions		230-3	Property Maintenance
		Closed off wall to living room and dining room creating two separate rooms. Zoning is required	Definitions		230-3	Property Maintenance
		Failure to submit zoning application for finished attic and basement	Definitions		230-3	Property Maintenance
		Install overflow tube in boiler	Basement	General	PM-505.1	Property Maintenance 2
		Repair back porch. Zoning permit is required. You can put all of the work in one zoning permit.	Exterior rear	Stair and walking surfaces	PM-304.10	Property Maintenance 2

(4/1/2025 - 10/1/2025, 93 records)

<u>Balance</u>	<u>Issuing Officer</u>
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CVIO-25-00144	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00143	15 SO. 8TH AVE		15 SO. 8TH AVE		3108	1	
CVIO-25-00135	705 RARITAN AVE		705 RARITAN AVE		1302	28	
CVIO-25-00134	705 RARITAN AVE		705 RARITAN AVE		1302	28	
CVIO-25-00133	701 SO. 1ST AVE.		701 SO. 1ST AVE.		2503	1	
CVIO-25-00132	214 SO. 9TH AVE.		214 SO. 9TH AVE.		3205	27	
CVIO-25-00131	210 SO. 9TH AVE.		210 SO. 9TH AVE.		3205	28	

<u>Identifier</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		
	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVE NW	08/05/2025	11/05/2025	False		
	705 RARITAN AVENUE LLC	PO BOX 5674	08/04/2025	09/04/2025	False		
	705 RARITAN AVENUE LLC	PO BOX 5674	08/04/2025	09/04/2025	False		
	WEISS, URI	701 S FIRST AVE	07/29/2025	08/05/2025	False		
	MUNIZ, COREY & ARNOLD & CINDY	214 SO 9TH AVE	07/28/2025	08/04/2025	False		
	AWAD CONSTRUCTION LLC	8 FRESH PONDS RD	07/28/2025	08/04/2025	False		

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			Repair all damaged interior walls, ceiling, floors. Cracked, chipped	Interior	Interior surfaces	PM-305.3	Property Maintenance 2
			Repair all damaged sidewalks. Zoning is required before work is completed.		Sidewalks and driveways	PM-303.3	Property Maintenance 2
			Remove all accumulation of garbage and take out when garbage containers are filled.		Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
			Failure to comply will result in weekly fines of \$250.				
			Damaged Sidewalk/Parking lot must be repaired/replaced. Zoning permit is required before work is completed.		Sidewalks and driveways	PM-303.3	Property Maintenance 2
			Failure to comply will result in \$500 weekly fines.				
			Failure to maintain exterior property by high grass/weeds, trimming brushies.	Exterior	Weeds	PM-303.4	Property Maintenance 2
			REMOVE ALL ACCUMULATION OF RUBBISH/GARBAGE FROM EXTERIOR PROPERTY		Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
			MAINTAIN EXTERIOR PROPERTY BY CUTTING GRASS. REMOVE ALL ACCUMULATION FROM FRONT AND REAR		Weeds	PM-303.4	Property Maintenance 2

7/29/2025

(4/1/2025 - 10/1/2025, 93 records)

<u>Balance</u>	<u>Issuing Officer</u>
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<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Q</u>
CVIO-25-00130	153 BARNARD ST		153 BARNARD ST		3901	22	
CVIO-25-00128	111 SO. 7TH AVE.		111 SO. 7TH AVE.		3107	5	
CVIO-25-00129	1400 CHERRY ST.		1400 CHERRY ST.		3901	6	
CVIO-25-00127	21 L'AMBIANCE COURT BLDG2		21 L'AMBIANCE COURT BLDG2		103	5.01	C0011
CVIO-25-00126	69 GRANT AVE.		69 GRANT AVE.		702	10	
CVIO-25-00108	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00123	200 CEDAR AVE		200 CEDAR AVE		1801	17	
CVIO-25-00121	176 WOODBRIDGE AVE.		176 WOODBRIDGE AVE.		3606	1	
CVIO-25-00119	31 LINCOLN AVE.		31 LINCOLN AVE.		1704	58	
CVIO-25-00118	31 LINCOLN AVE.		31 LINCOLN AVE.		1704	58	
CVIO-25-00117	31 LINCOLN AVE.		31 LINCOLN AVE.		1704	58	

<u>Latiter</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	COLLAZO, FELIX & GUZMAN, CRYSTAL P	153 BARNARD ST	07/28/2025	08/08/2025	False		07
	HARRISON, SHAWN	111 SO. 7TH AVE.	07/28/2025	08/04/2025	True	07/30/2025	07 IT WAS THE NIEGBORS TREE 704 MAGNOLIA. 704 MAGNOLIA HAS PERMITS FOR TREE REMOVAL
	IANELLI, ANGELA L & NUNEZ, ROBERT	1400 CHERRY ST	07/23/2025	07/30/2025	False		
	JHA, SUMIT	21 LAMBLANCE CT-BLDG 2	07/23/2025	07/30/2025	True	07/24/2025	07
	WILKERSON, HEATHER & PEREZ, ANGEL	69 GRANT AVE	07/22/2025	09/22/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/15/2025	07/15/2025	False		
	HWANG, JIHBIN	200 CEDAR AVE	07/11/2025	07/14/2025	False		
	COCO M PROPERTIES LLC	167 WASHINGTON VALLEY RD	07/02/2025	07/09/2025	False		07
	GANDHI RENTAL LLC	60 MCCOY AVE	07/01/2025	07/15/2025	False		
	GANDHI RENTAL LLC	60 MCCOY AVE	07/01/2025	07/08/2025	False		
	GANDHI RENTAL LLC	60 MCCOY AVE	07/01/2025	07/15/2025	False		

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7/28/2025			REMOVE ALL SIGNAGE FROM TREE AND BULK PICK UP FROM STREET	FRONT			Borough Ordinance or Mandate
7/28/2025			Failure to submit tree removal application	Section 388-5	Tree Removal Permit	388-5	Borough Ordinance or Mandate
7/23/2025			All garbage containers must be placed back after garbage collection.	FRONT	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
7/23/2025			Failure to remove garbage cans from the front.	Front	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance Cod
7/23/2025			Replace all damaged sidewalk and on North 2nd slab. Zoning approval Ave is required.	Sidewalk on Grant and on North 2nd	Sidewalks and driveway	302.3	Property Maintenance
7/02/2025			Repair/Scrape/Paint 1st floor any damaged wall/ceiling area that is chipped.	1st floor	Interior surfaces	PM-305.3	Property Maintenance 2
7/02/2025			Failure to maintain exterior property in a safe, sanitary, clean condition.	Exterior	Sanitation	PM-303.1	Property Maintenance 2
7/02/2025			Exterior must be maintained clean, and grass cut	Exterior Property	Sanitation	PM-303.1	Property Maintenance 2
7/02/2025			Repair all damaged/chipped/cracking wall/ceiling/hallway entrance	Entire building	Interior surfaces	PM-305.3	Property Maintenance 2
7/02/2025			Repair all damaged floor area in basement	Basement	General	704.1	Property Maintenance
7/02/2025			Replace all damaged smoke detectors	Basement Unit	Installation	PM-705.5.1	Property Maintenance



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CVIO-25-00116	31 LINCOLN AVE.		31 LINCOLN AVE.		1704	58	
CVIO-25-00115	31 LINCOLN AVE.		31 LINCOLN AVE.		1704	58	
CVIO-25-00113	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00112	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00111	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00110	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00109	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00107	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00106	1301 CENTRAL AVE		1301 CENTRAL AVE		3805	17	
CVIO-25-00105	614 ABBOTT ST.		614 ABBOTT ST.		1103	20	
CVIO-25-00104	28 NO. 7TH AVE.		28 NO. 7TH AVE.		1301	18	

<u>ra lifter</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	GANDHI RENTAL LLC	60 MCCOY AVE	07/01/2025	07/15/2025	False		
	GANDHI RENTAL LLC	60 MCCOY AVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	NIEMEYER, RICHARD	31 MOUNTAINSIDE DRIVE	07/01/2025	07/15/2025	False		
	SHEIKH, MICHAEL & DINA	251 DALLAS ROAD	06/25/2025	07/02/2025	False		06
	MERL, JONATHAN	614 ABBOTT ST	06/24/2025	07/01/2025	True	06/30/2025	06
	KATZ, NECHIE & MALEK, MOISHE	28 N 7TH AVE	06/23/2025	06/30/2025	False		06

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			Replace all damaged cabinets caused by water damaged during recent leaks.	UNIT 1	Interior surfaces	PM-305.3	Property Maintenance 2
			Repair all leaks in bathroom causing mold to build	All bathroom	General	PM-505.1	Property Maintenance 2
			Repair all broken windows.	1st Floor Livingroom	Operable windows	PM-304.14.2	Property Maintenance 2
			Failure to apply for rental certificate before tenant move in		Certificate of Leased Occupancy and Registration	135-24	Property Maintenance
			Repair all damaged door frames. Main entrance door	Main entrance	Doors	PM-304.16	Property Maintenance 2
			Clean, re-glaze bathtub, re-caulk all around bath tub. Fix any leaks coming from sink faucet	1st floor Bathroom	Interior surfaces	PM-305.3	Property Maintenance 2
			Exterminator needed in bathroom to remove any insects on ceilings. Copy of report is needed. Rats were found in basements.	1st Floor bathroom	Infestation	PM-307.1	Property Maintenance 2
1/25/2025			Replace all damaged/stained ceiling tiles in kitchen	1st Floor	Interior surfaces	PM-305.3	Property Maintenance 2
1/24/2025			Failure to maintain exterior property in clean and sanitary condition. Failure to remove bulk pick up	Exterior	Sanitation	PM-303.1	Property Maintenance 2
			Failure to submit zoning for pavers in backyard.		Definitions	230-3	Property Maintenance
1/23/2025			No zoning application for exterior structure	EXTERIOR	Fences, Walls, Hedges.	230-100 (E7)	Property Maintenance

(4/1/2025 - 10/1/2025, 93 records)

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1,000.	Christian Sumano
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CVIO-25-00103	28 NO. 7TH AVE.	28 NO. 7TH AVE.			1301	18	
CVIO-25-00102	1301 CENTRAL AVE	1301 CENTRAL AVE			3805	17	
CVIO-25-00101	419 SO. 5TH AVE.	419 SO. 5TH AVE.			3301	103	
CVIO-25-00100	200 CEDAR AVE	200 CEDAR AVE			1801	17	
CVIO-25-00099	239 MONTGOMERY ST.	239 MONTGOMERY ST.			1503	34	
CVIO-25-00098	203 SO. 4TH AVE	203 SO. 4TH AVE			2902	51	
CVIO-25-00097	239 MONTGOMERY ST.	239 MONTGOMERY ST.			1503	34	
CVIO-25-00096	2 WOODBRIDGE AVE	2 WOODBRIDGE AVE			3102	35	

<u>Initiator</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	KATZ, NECHIE & MALEK, MOISHE	28 N 7TH AVE	06/23/2025	06/30/2025	False		
	SHEIKH, MICHAEL & DINA	251 DALLAS ROAD	06/19/2025	06/23/2025	False		
	POSTY, KENNETH & SHOSHANA	419 SO. 5TH AVE	06/17/2025	07/29/2025	False		06
	HWANG, JIHBIN	200 CEDAR AVE	06/17/2025	07/01/2025	False		
	KAMBITIS, KORNELIA	33 MARSHALL DR	06/17/2025	07/01/2025	False		
	HP PORTFOLIO LLC	211 EAST 123RD ST	06/17/2025	07/01/2025	False		06
	KAMBITIS, KORNELIA	33 MARSHALL DR	06/17/2025	07/08/2025	False		06
	HIGHLAND LIVING LLC	293 LAWRENCE AVE 2ND FL	06/10/2025	06/24/2025	False		

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
			No zoning for fence. Application is needed before installment of fence	Fences, Walls, Hedges		230-100 (E7)	Property Maintenance
			REMOVE ALL BULK TRASH IN FRONT OF PROPERTY. BULK PICK UP IS NOT AVAILABLE UNTIL	Sanitation		PM-303.1	Property Maintenance Cod
			DENIED ACCESS TO THE WATER DEPARTMENT FOR WATER METER REPLACEMENT	Water, Right of entry for inspections and/or replace water meters		328-6	Borough Ordinance or Mandate
3/17/2025			Certificate of leased occupancy is required before change of occupancy takes place.	Certificate of Leased Occupancy and Registration		135-24	Property Maintenance
			FAILURE TO DO RENTAL INSPECTIONS BEFORE TENANT MOVE IN. FAILURE TO DO 5 YEAR RENTAL INSPECTION FRO SAME TENANTS.	Certificate of Leased Occupancy and Registration		135-24	Property Maintenance
3/17/2025			Trim/remove shrubs on South 4th blocking sidewalk.	Exterior Property		301.3	Property Maintenance
3/17/2025			Damaged sidewalk.	Sidewalks and driveways		PM-302.3	Property Maintenance
			COPY OF EXTERMINATOR RESULT IS NEEDED. COMPLAINTS ABOUT INFESTATION OF ROACHES.	ENTIRE BUILDING AND IN UNITS, BOILER ROOM, STORAGE, ETC Infestation		PM-307.1	Property Maintenance 2

(4/1/2025 - 10/1/2025, 93 records)

<u>Balance</u>	<u>Issuing Officer</u>
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Christian Sumano	
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Christian Sumano	
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Christian Sumano	
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500. Christian Sumano	
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500. Christian Sumano	
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Scott Brescher	
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Scott Brescher	
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Christian Sumano	
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Violations

<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Qt</u>
CVIO-25-00095	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00094	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00093	211 VOLKERT ST		211 VOLKERT ST		3601	35	
CVIO-25-00092	201 SO. 7TH AVE	Unit 201 SO. 7TH AVE	COMMUNITY ASSET PRESERVATION CORP		3204	36	
CVIO-25-00091	201 SO. 7TH AVE	Unit 201 SO. 7TH AVE	COMMUNITY ASSET PRESERVATION CORP		3204	36	
CVIO-25-00090	201 SO. 7TH AVE	Unit 201 SO. 7TH AVE	COMMUNITY ASSET PRESERVATION CORP		3204	36	
CVIO-25-00089	201 SO. 7TH AVE	Unit 201 SO. 7TH AVE	COMMUNITY ASSET PRESERVATION CORP		3204	36	

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Owner Name

Owner Address

Issue Date

Compliance Date

Closed

Closed Date

Closed Notes

06

NIEMEYER,
RICHARD
31 MOUNTAINSIDE DRIVE
06/10/2025

06/24/2025
False

NIEMEYER,
RICHARD
31 MOUNTAINSIDE DRIVE
06/10/2025

06/24/2025
False

NIEMEYER,
RICHARD
31 MOUNTAINSIDE DRIVE
06/10/2025

06/24/2025
False

COMMUNITY
ASSET
PRESERVATION
CORP
108 CHURCH ST
06/03/2025

08/03/2025
False

COMMUNITY
ASSET
PRESERVATION
CORP
108 CHURCH ST
06/03/2025

08/03/2025
False

COMMUNITY
ASSET
PRESERVATION
CORP
108 CHURCH ST
06/03/2025

08/03/2025
False

COMMUNITY
ASSET
PRESERVATION
CORP
108 CHURCH ST
06/03/2025

08/03/2025
False

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
3/10/2025			FAILURE TO DO STATE MANDATED VISUAL LEAD BASED PAINT INSPECTION PER UNIT.		Lead-based paint	PM-305.4	Property Maintenance 2
			FAILURE TO UPKEEP EXTERIOR MAINTENANCE BY CUTTING GRASS		Sanitation	PM-303.1	Property Maintenance 2
			FAILURE TO DO RENTAL INSPECTION BEFORE TENANT OCCUPANCY TAKES PLACE.		Certificate of Continuing Occupancy	135-24	Property Maintenance
			No sleeping allowed living in living rooms, and basements.		Prohibited occupancy	PM-405.7	Property Maintenance 2
			Non-habitable spaces shall includ unfinished basements.				
			Failed to due rental inspection before tentat moved in.	Initial inspection and 5 year	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance
			Repair/Scrape/Paint all damaged walls, ceilings, window sills, and doors.	Entire building	Interior surfaces	PM-305.3	Property Maintenance 2
			The exterior of a scructure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Exterior	General	PM-304.1	Property Maintenance
			Remove peeling/old/chalking paint from exterior structure.				

(4/1/2025 - 10/1/2025, 93 records)

<u>Balance</u>	<u>Issuing Officer</u>
500.	Christian Sumano

250. Christian Sumano

500. Christian Sumano

Christian Sumano

Christian Sumano

Christian Sumano

Christian Sumano



Violations

<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Qr</u>
CVIO-25-00088	201 SO. 7TH AVE	Unit 201 SO. 7TH AVE	COMMUNITY ASSET PRESERVATION CORP		3204	36	
CVIO-25-00086	239 HILTON ST		239 HILTON ST		3608	83	
CVIO-25-00085	249 HILTON ST.		249 HILTON ST.		3608	76	
CVIO-25-00084	245 HILTON ST		245 HILTON ST		3608	79	
CVIO-25-00083	209-211 SO. 4TH AVE		209-211 SO. 4TH AVE		2902	52	
CVIO-25-00082	213-215 SO. 4TH AVE		213-215 SO. 4TH AVE		2902	53	
CVIO-25-00081	414 BECKER ST.		414 BECKER ST.		2805	10	
CVIO-25-00080	15 BARNARD ST		15 BARNARD ST		4101	8	
CVIO-25-00079	140 BARNARD ST		140 BARNARD ST		3810	33	
CVIO-25-00078	217 BARNARD ST		217 BARNARD ST		3905	15	
CVIO-25-00077	424 SO. 8TH AVE.		424 SO. 8TH AVE.		3402	17	
CVIO-25-00076	424 SO. 8TH AVE.		424 SO. 8TH AVE.		3402	17	
CVIO-25-00075	1021 PARITAN AVE.		1021 PARITAN AVE.		1201	42	

<u>raiffier</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	COMMUNITY ASSET PRESERVATION CORP	108 CHURCH ST	06/03/2025	08/03/2025	False		
	GOKIRMAK, OZGUR & DALLA	239 HILTON ST	05/20/2025	06/06/2025	False		05
	FOLEY, FILIPINAS B	249 HILTON ST	05/20/2025	06/06/2025	False		05
	DAVID-TERREROS , JOSE	245 HILTON ST	05/20/2025	06/06/2025	False		05
	YUAN, KE	THE HAMLET	05/12/2025	05/16/2025	False		05
	YUAN, KE	THE HAMLET	05/12/2025	05/16/2025	False		05
	COHEN, ISAAC & RACHEL	9 OXFORD CT.	05/12/2025	05/16/2025	False		
	DIMANT, MAYA C & MICHAEL C	15 BARNARD ST	05/12/2025	05/16/2025	False		05
	RAMETTA, JR, JOHN R	140 BARNARD ST	05/12/2025	05/16/2025	False		05
	LAI, JINSHENG & GAO, HONGJU	217 BARNARD ST	05/12/2025	05/16/2025	False		05
	SINGHA, SUBRATA AVE	424 SOUTH 8TH	05/12/2025	05/16/2025	False		05
	SINGHA, SUBRATA AVE	424 SOUTH 8TH	05/12/2025	05/16/2025	False		
	JNC, LIU LLC	529 S 3RD AVE	05/07/2025	05/09/2025	False		

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
			Repair damaged/raised sidewalk slabs causing hazard for pedestrians	Side of Benner by tree	Sidewalks and driveways	PM-303.3	Property Maintenance 2
5/20/2025			Permit must be obtained prior to any tree removal.	Section 388-5	Tree Removal Permit	388-5	Borough Ordinance or Mandate
5/20/2025			Permit must be obtained prior to any tree removal.	Section 388-5	Tree Removal Permit	388-5	Borough Ordinance or Mandate
5/20/2025			Permit must be obtained prior to any tree removal.	Section 388-5	Tree Removal Permit	388-5	Borough Ordinance or Mandate
5/12/2025			Failure to maintain exterior property by cutting grass	Weeds	PM-303.4	Property Maintenance 2	
5/12/2025			Failure to maintain exterior property by cutting grass.	Weeds	PM-303.4	Property Maintenance 2	
5/12/2025			Failure to maintain exterior property by cutting grass.	Weeds	PM-303.4	Property Maintenance 2	
5/12/2025			Failure to maintain front lawn by cutting grass.	Weeds	PM-303.4	Property Maintenance 2	
5/12/2025			Failure to maintain front lawn by cutting grass	Weeds	PM-303.4	Property Maintenance 2	
5/12/2025			Remove carpet from front lawn	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2	
			Failure to maintain front lawen by cutting grass.	Weeds	PM-303.4	Property Maintenance 2	
			Cut and trim down bushes and grass on side property.	Weeds	PM-303.4	Property Maintenance 2	

(4/1/2025 - 10/1/2025, 93 records)

	<u>Balance</u>	<u>Issuing Officer</u>
		Christian Sumano
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e		Christian Sumano
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		Christian Sumano



Violations

<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Qr</u>
CVIO-25-00074	201 SO. 7TH AVE		201 SO. 7TH AVE		3204	36	
CVIO-25-00073	201 SO. 7TH AVE		201 SO. 7TH AVE		3204	36	
CVIO-25-00072	201 SO. 7TH AVE		201 SO. 7TH AVE		3204	36	
CVIO-25-00066	223 SO. 9TH AVE.		223 SO. 9TH AVE.		3207	9	
CVIO-25-00071	313 DENISON ST.		ANTAL, TAMAS & JUDIT		1602	9	
CVIO-25-00065	223 SO. 9TH AVE.		223 SO. 9TH AVE.		3207	9	
CVIO-25-00064	223 SO. 9TH AVE.		223 SO. 9TH AVE.		3207	9	
CVIO-25-00059	207 SO. 5TH AVE.		207 SO. 5TH AVE.		3201	15.02	
CVIO-25-00057	110 NO. 6TH AVE.		110 NO. 6TH AVE.		1001	25	
CVIO-25-00055	106 NO. 6TH AVE.		106 NO. 6TH AVE.		1001	27	

<u>Identifier</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
05	COMMUNITY ASSET PRESERVATION CORP	100 ALBANY ST STE 250	05/07/2025	05/09/2025	False		
05	COMMUNITY ASSET PRESERVATION CORP	100 ALBANY ST STE 250	05/07/2025	05/09/2025	False		
06	COMMUNITY ASSET PRESERVATION CORP	100 ALBANY ST STE 250	05/07/2025	05/09/2025	False		
06	MCMANUS-SMITH, MARY & KAREN	223 S 9TH AVE	05/07/2025	05/14/2025	True	10/08/2025	
05	ANTAL, TAMAS & JUDIT	313 DENISON ST	04/29/2025	05/13/2025	False		
05	MCMANUS-SMITH, MARY & KAREN	223 S 9TH AVE	04/22/2025	04/29/2025	False		
05	MCMANUS-SMITH, MARY & KAREN	223 S 9TH AVE	04/22/2025	04/29/2025	False		
04	GORDON,MICHAEL & SHARI	207 SO. 5TH. AVENUE	04/11/2025	04/28/2025	True	04/25/2025	ZONING APPLICATION STILL REQUIRED FOR FENCE \$75
04	PATEL, SITAL	110 NO 6TH AVE.	04/10/2025	05/10/2025	False		
04	KORNFELD, MARION	106 NO. 6TH. AVE.	04/10/2025	05/10/2025	True	04/29/2025	

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
5/07/2025			Remove all inoperable vehicles.		Motor vehicles	PM-303.8	Property Maintenance 2
5/07/2025			Failure to schedule bulk pick up. Garbage can not be placed on the curb. Failure to remove will result in mandatory \$500.00 fine		Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2
5/07/2025			Failure to maintain grass by mowing front and back lawn.		Weeds	PM-303.4	Property Maintenance 2
5/29/2025			Not Permitted Accessory Use in a RA Zone. Business not allowed in a residential zone. Failure to abate will result in mandatory court hearings.		Not Permitted Accessory Use in a RA Zone	230-132B	Borough Ordinance or Mandate
5/07/2025			KEY PAD LOCKS ARE NOT ALLOWED ON BEDROOM DOORS		Locks permitted	702.11.1	Property Maintenance
5/07/2025			Running a commercial business in a residential home		Not Permitted Accessory Use in a RA Zone	230-132B	Borough Ordinance or Mandate
5/14/2025			Failure to do 5 year rental inspection.		Certificate of Continuing Occupancy	135-24	Property Maintenance
5/10/2025			A zoning permit is required for fence installation and/or replacement.		Zoning Permit for fence installation	230-100	Borough Ordinance or Mandate
			Repair sidewalk causing hazardous conditions	Front	Sidewalks and driveways	PM-303.3	Property Maintenance 2
			Repair damaged sidewalks causing hazardous conditions.		Sidewalks and driveways	PM-303.3	Property Maintenance 2

(4/1/2025 - 10/1/2025, 93 records)

<u>1</u>	<u>Balance</u>	<u>Issuing Officer</u>
		Christian Sumano
		Christian Sumano
		Christian Sumano
		Christian Sumano
28		Christian Sumano
		Christian Sumano
28	500.	Christian Sumano
		500. Christian Sumano
28		Scott Brescher
		Christian Sumano
		Christian Sumano



Violations

<u>Tracking Number</u>	<u>Location Address</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Ward</u>	<u>Block</u>	<u>Lot</u>	<u>Q1</u>
CVIO-25-00054	154 NO. 6TH AVE.		154 NO. 6TH AVE.		1001	2	
CVIO-25-00053	155 NO. 6TH AVE.		155 NO. 6TH AVE.		1103	43	
CVIO-25-00052	155 NO. 6TH AVE.		155 NO. 6TH AVE.		1103	43	
Grand Totals							

<u>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>
	LEITER, DENA & GORDON, BARBAR A IRIS	154 NO. 6TH. AVE.	04/10/2025	05/10/2025	False		04
	OKNIN, NAOR	155 N SIXTH AVE	04/10/2025	05/10/2025	False		04
	OKNIN, NAOR	155 N SIXTH AVE	04/10/2025	05/10/2025	False		

<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>
4/10/2025			Replace/Repair damaged sidewalks causing hazardous conditions.		Sidewalks and driveways	PM-303.3	Property Maintenance 2
4/10/2025			Install street numbers	Front	Street numbers	303.3	Property Maintenance
			Replace damaged sidewalks	Front	Sidewalks and driveways	PM-303.3	Property Maintenance 2

(4/1/2025 - 10/1/2025, 93 records)

Issuing Officer	Balance
Christian Sumano	Christian Sumano
Christian Sumano	Christian Sumano
	9,800.



Property Registry

<u>Application Number</u>	<u>Location Name</u>	<u>Location Address</u>	<u>Registration Type</u>	<u>Is Active</u>	<u>Is Owner Occupied</u>	<u>Application Date</u>	<u>M</u>
RA-25-0011	108 S. 1st Ave	108 SO. 1ST AVE.	VACANT PROPERTY REGISTRATION 3 YEAR +	True	False	07/10/2025	Locator
RA-25-0006	470 Harrison	470 HARRISON AVE.	VACANT PROPERTY 1ST YEAR REGISTRATION	True	False	04/09/2025	Locator
RA-25-0001	134 Raritan Ave	134 RARITAN AVE	VACANT PROPERTY 1ST YEAR REGISTRATION	True	False	02/26/2025	Locator
RA-25-0005		130 RARITAN AVE	VACANT PROPERTY 1ST YEAR REGISTRATION	True	False	02/26/2025	Locator
RA-25-0008		15 SO. 8TH AVE	VACANT PROPERTY REGISTRATION 3 YEAR +	True	False	01/01/2025	Locator
Grand Totals							

<u>ail To</u>	<u>Last License Number</u>	<u>Last Expiration Date</u>	<u>License Count</u>	<u>Last Inspection Date</u>	<u>Property Type</u>	<u>Date Vacancy</u>	<u>Date as Foreclosure</u>
1					Residential		
1					Commercial	04/09/2025	
1	RL-25-0001	02/26/2026	1		Residential		
1	RL-25-0002	02/26/2026	1		Residential		
1					Residential		

<u>Date Removed</u> <u>From List</u>	<u>Date Listing</u>	<u>Date Closing</u>	<u>Date renovation</u> <u>Start</u>	<u>Date Demolish</u>	<u>Property Plan</u>	<u>Property Plan</u> <u>Notes</u>	<u>Default Conditio</u>
					Demolish		
					Demolish		
					Demolish		
					Demolish		

(1/1/2025 - 10/1/2025, 5 records)

ns Residential Count Residential SqFt

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