

Code Complaint: C2025-00069

Complaint Status Notice Issued

Complaint Summary  Complaint Summary

Referred To Paul Short Sr

Complaint Details

Date Received 07/21/2025

Type Code Enforcement

Re-Inspection / Compliance

Complaint Class Curb & Sidewalk Compliance

Date

Date Closed

Description

Complaint Details SIDEWALK TRIPPING HAZARD. REPAIR OR REPLACE IMMEDIATELY.

Result

Property Information

Parcel Data 698 SUNRISE DRIVE

Property Location 698 SUNRISE DRIVE

Property Owner Name OSIFCHOK, MARYANNE & JOSEPH ETALS

Town

Address 125 GOLF HILLS RD

City, St Zip HAVERTOWN, PA 19083

Business Information

Business Owner Name

Business Name

Address

City, St Zip

Phone

Responsible Party

Responsible Party OSIFCHOK, MARYANNE & JOSEPH ETALS

Address 125 GOLF HILLS RD

City, St Zip HAVERTOWN, PA 19083

Phone

Email

Complainant Information

Name Anthony DeCessero

Address APD

City, St Zip

Phone

Email

IP Capture

Images / Files New Attached Files/Images

All Attached Images/Files 1-3 of 3

Code Complaints	Attached Files/Images_CE	Description	Document File	Image Thumb
C2025-00069	Attached Files/Images			
C2025-00069	Attached Files/Images			
C2025-00069	Attached Files/Images			

Actions New Code Action Taken

Complaint View 1-2 of 2

Action Taken	Date Scheduled ▼	Inspection Date	Inspector	Type	Contact Details	Notes	In-house Notes
10/15/2025	03/02/2026		Paul Short Sr	Follow-up			11/10/25. ASKED FOR EXTENTION VIA EMAIL. GRANTED.
07/21/2025	07/21/2025	07/21/2025	Paul Short Sr	Inspection		SIDEWALK TRIPPING HAZARD. REPAIR OR REPLACE IMMEDIATELY.	SPOKE TO OWNER ON 8/11/25. ASKED FOR AN EXTENTION. GRANTED.

Violations New Violation**All Violations 1-2 of 2**

Violation	Number	Chapter	Section	Code #	Detail	Inspector	Description	Workflow Status	Created By	Date Cited
1 - 16-1	1	16-1	302.3	16-1	All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.			Open	Paul Short Sr	
2 - 15-2	2	15	2	15-2	Whenever any existing sidewalk, curb or driveway, or any part or parts thereof, shall be located in the street or sidewalk area, and the same is in such condition that it has become dangerous to the public or is in such condition that it should be replaced, reconstructed, or repaired, or does not conform to the provisions of this chapter, the Construction Official is authorized to give notice to the property owner to replace, repair or reconstruct the same within thirty (30) days from the service of such notice.			Open	Paul Short Sr	

Contacts New Contact

No records to display.

Code Complaint: C2025-00081

Complaint Status Notice Issued

Complaint Summary  Complaint Summary

Referred To Paul Short Sr

Complaint Details

Date Received 08/27/2025

Type Code Enforcement

Re-inspection / Compliance

Complaint Class Curb & Sidewalk Compliance

Date

Date Closed

Description

Complaint Details SIDEWALK UNEVEN. REPAIR OR REPLACE IMMEDIATELY.

Result

Property Information

Parcel Data 6803 OCEAN DRIVE

Property Location 6803 OCEAN DRIVE

Town

Property Owner Name LEVAN, PETER H JR

Address 21 GREENS WAY

City, St Zip BLACKWOOD, NJ 08012

Business Information

Business Owner Name

Business Name

Address

City, St Zip

Phone

Responsible Party

Responsible Party LEVAN, PETER H JR

Address 21 GREENS WAY

City, St Zip BLACKWOOD, NJ 08012

Phone

Email

Complainant Information

Name Mellissa Pelesary

Address

City, St Zip

Phone 

Email

IP Capture

Images / Files New Attached Files/Images

All Attached Images/Files 1-4 of 4				
Code Complaints	Attached Files/Images_CE	Description	Document File	Image Thumb
C2025-00081	Attached Files/Images			
C2025-00081	Attached Files/Images			
C2025-00081	Attached Files/Images			
C2025-00081	Attached Files/Images			

Actions New Code Action Taken

Complaint View 1-2 of 2						
Action Taken	Date Scheduled ▼	Inspection Date	Inspector	Type	Contact Details	Notes
10/02/2025	01/07/2026		Paul Short Sr	Follow-up		
08/26/2025	08/26/2025	08/26/2025	Paul Short Sr	Inspection		SIDEWALK UNEVEN. REPAIR OR REPLACE IMMEDIATELY.

Violations New Violation

All Violations 1-2 of 2

Violation	Number	Chapter	Section	Code #	Detail	Inspector	Description	Workflow Status	Created By	Date Cited
1 - 16-1	1	16-1	302.3	16-1	All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.			Open	Paul Short Sr	
2 - 15-2.7	2	15	2	15-2.7	Whenever any existing sidewalk, curb or driveway, or any part or parts thereof, shall be located in the street or sidewalk area, and the same is in such condition that it has become dangerous to the public or is in such condition that it should be replaced, reconstructed, or repaired, or does not conform to the provisions of this chapter, the Construction Official is authorized to give notice to the property owner to replace, repair or reconstruct the same within thirty (30) days from the service of such notice.			Open	Paul Short Sr	

Contacts New Contact

No records to display.

Code Complaint: C2025-00087

Complaint Status Notice Issued

Complaint Summary  Complaint Summary

Referred To Paul Short Sr

Complaint Details

Date Received 12/10/2025

Type Zoning Enforcement

Re-inspection / Compliance

Complaint Class Zoning Compliance

Date

Date Closed

Description

Complaint Details LIVING FENCE INSTALLED ALONG EAST PROPERTY LINE IS TOO CLOSE TO PROPERTY LINE AND IS TOO HIGH. TREES MUST BE REMOVED AND REPLANTED AT LEAST 2 FEET FROM PROPERTY LINE AND MUST BE UNDER 8 FEET TALL AT ALL TIMES. REMOVE AND REPLACE LIVING FENCE IMMEDIATELY.

Result

Property Information

Parcel Data 253 37TH STREET

Property Location 253 37TH STREET

Town

Property Owner Name GILLIN, MICHAEL F X & DEBRA A

Address 3729 TORREY PLACE

City, St Zip NEWTOWN SQUARE, PA 19073

Business Information

Business Owner Name

Business Name

Address

City, St Zip

Phone

Responsible Party

Responsible Party GILLIN, MICHAEL F X & DEBRA A

Address 3729 TORREY PLACE

City, St Zip NEWTOWN SQUARE, PA 19073

Phone

Email

Complainant Information

Name PAULA EVANS

Address 249 35TH STREET

City, St Zip AVALON NJ 08202

Phone

Email 

IP Capture

Images / Files New Attached Files/Images

All Attached Images/Files 1-2 of 2

Code Complaints	Attached Files/Images_CE	Description	Document File	Image Thumb
C2025-00087	Attached Files/Images			
C2025-00087	Attached Files/Images			

Actions New Code Action Taken

Complaint View 1-3 of 3

Action Taken	Date Scheduled	Inspection Date	Inspector	Type	Contact Details	Notes	In-house Notes
05/13/2026	05/13/2026		Paul Short Sr	Follow-up			REMOVAL OF TREES
01/13/2026	01/13/2026		Paul Short Sr	Follow-up			HEIGHT OF TREES
12/09/2025	12/09/2025	12/09/2025	Paul Short Sr	Inspection		LIVING FENCE INSTALLED ALONG EAST PROPERTY LINE IS TOO CLOSE TO PROPERTY LINE AND IS TOO HIGH. TREES MUST BE REMOVED AND REPLANTED AT LEAST 2 FEET FROM PROPERTY LINE AND MUST BE UNDER 8 FEET TALL AT ALL TIMES. REMOVE AND REPLACE LIVING FENCE IMMEDIATELY.	SPOKE TO OWNER AND IS WILLING TO CUT TREES DOWN TO UNDER 8 FEET BUT WOULD LIKE EXTENTION TO REMOVE UNTIL SPRING SO THEY DONT DIE BY REMOVING NOW. ALSO A VARIANCE WAS DISCUSSED.

Violation	Number	Chapter	Section	Code #	Detail	Inspector	Description	Workflow Status	Created By	Date Cited
1 - 16-5	1	16	5	16-5	Any property owner is permitted to plant vegetation to constitute a "Living Fence" as that term is defined in Chapter 27 of this Code (Zoning). Such living fence, if planted, shall be maintained in accordance with the standards, terms and conditions of Chapter 27 (Zoning) which provisions are expressly incorporated herein by reference and made a part hereof. Cross Reference: See subsection 27-7.3 (Supplemental Regulations) paragraph t, 6.			Open	Paul Short Sr	

2 - 27- 7.3T6.a	2	27	7.3	27- 7.3T6.a	Living Fences. (a) All living fences shall be developed pursuant to the following standards: (1) All living fences shall be developed with plants, trees and shrubs approved in accordance with the Avalon Approved List of Vegetation for Living Fences. (2) All plantings on the Approved List of Vegetation for Living Fences shall be planted and maintained so that they do not exceed ninety-six (96) inches in height along the side or rear property lines. (3) All living fences shall be planted and maintained to comply with the height limitations imposed by this chapter and shall not be closer than two (2) feet from the property line measured to the base of the tree trunk to ensure it does not encroach across property lines, and shall not be more than ten (10) feet from the property line except for the front property line. (4) No living fence shall be developed within fifteen (15) feet of the front property line. (5) This paragraph is also intended to regulate the development of living fences on vacant lots. (6) Any plantings that constitute, or will constitute, a Living Fence shall be selected from the approved list known as the Avalon Approved List of Vegetation for Living Fences. Any plant or plantings	Open	Paul Short Sr
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