



Property Registry

(All Dates, Filtered [Active Abandoned] - 27 records)

<u>Location Name</u>	<u>Location Address</u>	<u>Registration Type</u>	<u>Is Active</u>	<u>Last Expiration Date</u>	<u>Property Type</u>	<u>Multi Fee Total</u>
	538 FRANKLIN AVENUE	Abandoned Property	True	12/31/2025	Residential	2,500.
	783 SUNSET TERRACE	Abandoned Property	True	12/31/2023	Residential	500.
	708 BARRISTER COURT	Abandoned Property	True	12/31/2023	Residential	500.
	787 ACKERMAN STREET	Abandoned Property	True	12/31/2024	Residential	500.
	105 OAK HAVEN LANE	Abandoned Property	True	12/31/2025	Residential	500.
	739 ARNOLD DRIVE	Abandoned Property	True	12/31/2024	Residential	500.
	1160 FRANKLIN LAKE ROAD	Abandoned Property	True	12/31/2025	Residential	500.
	14 BENTLEY DRIVE	Abandoned Property	True	12/31/2022	Residential	500.
	921 FRANKLIN LAKE ROAD	Abandoned Property	True	12/31/2025	Residential	500.
	771 ASPEN WAY	Abandoned Property	True	12/31/2024	Residential	500.
	793 IRON LATCH ROAD	Abandoned Property	True	12/31/2025	Residential	500.
	21 SHINNECOCK TRAIL	Abandoned Property	True	12/31/2026	Residential	100.
	311 HAVEN ROAD	Abandoned Property	True	12/31/2024	Residential	500.
	954 PINES TERRACE	Abandoned Property	True	12/31/2026	Residential	500.
	766 JENNY TRAIL	Abandoned Property	True	12/31/2025	Residential	500.
	1003 CRYSTAL LAKE TERRACE	Abandoned Property	True	12/31/2024	Residential	500.
	460 DEVONSHIRE DRIVE	Abandoned Property	True	12/31/2026	Residential	500.
	14 BENTLEY DRIVE	Abandoned Property	True	12/31/2023	Residential	500.
	10 SILENT NEST WAY	Abandoned Property	True	12/31/2025	Residential	500.



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	872 OLD MILL ROAD	Abandoned Property	True	12/31/2024	Residential	500.
	236 MABLE ANN AVENUE	Abandoned Property	True	12/31/2026	Residential	500.
	702 SABER DRIVE	Abandoned Property	True	12/31/2025	Residential	500.
	814 SUSSEX ROAD	Abandoned Property	True	12/31/2025	Residential	500.
	672 FRANKLIN AVENUE	Abandoned Property	True	12/31/2026	Residential	500.
	708 WINDSWEPT LANE	Abandoned Property	True	12/31/2025	Commercial	500.
	320 ALGONQUIN ROAD	Abandoned Property	True	12/31/2026	Residential	500.
919 COLONIAL ROAD	919 COLONIAL ROAD	Abandoned Property	True	12/31/2025	Residential	500.
Grand Totals						15,100.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

Property Identification	Issue Date	Fine Balance	Summons Date	Appeal Date	Abated	Compliance Date	Inspector
Block: 2504.01 Lot: 27 Street: 469 PULIS AVENUE Name: Summary: The Arborvitae planted obstruct the sight triangle and cause a safety concern for traffic pulling out onto Pulis from Mable Ann Ave. These trees must be trimmed back to provide the sight triangle.	7/29/2025				☒	8/14/2025	Nicole Priestner 425-2.1B-§ 425-2.1 Sight triangle.
Block: 2504.02 Lot: 1 Street: 481 PULIS AVENUE Name: Summary: The Arborvitae planted obstruct the sight triangle and cause a safety concern for traffic pulling out onto Pulis Ave.from DeKorte Dr. These trees must be trimmed back to provide the sight triangle.	7/29/2025				☐	8/14/2025	Nicole Priestner 425-2.1B-§ 425-2.1 Sight triangle.
Block: 1205 Lot: 6.01 Street: 1069 FRANKLIN LAKE ROAD Name: Summary: Shrubs on front right corner of property obstruct the sight triangle and cause a safety concern for traffic pulling out onto Franklin Lake Rd. from Colonial Rd. These shrubs must be trimmed back to provide the sight triangle.	7/29/2025				☒	8/14/2025	Nicole Priestner 425-2.1B-§ 425-2.1 Sight triangle.
Block: 1201.02 Lot: 9 Street: 301 HOPPER COURT Name: Summary: For sale sign posted without first obtaining temporary sign permit. For sale sign permit must be applied for prior to compliance date to abate violation.	8/5/2025				☒	8/15/2025	Nicole Priestner 300-128C(1)-§ 300-128 Permitted signs; prohibitions and limitations; permits.
Block: 3102 Lot: 2.04 Street: 632 KULIANA COURT Name: Summary: Dumpster in driveway, no permit obtained. Must apply for temporary storage permit prior to compliance date to abate violation. 8/11/2025: Applied for dumpster permit- Closed violation	8/5/2025				☒	8/15/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 1309 Lot: 1.01 Street: 805 SUMMIT AVENUE Name: Summary: Weeds along Summit Ave. between lake and road are growing over the roadway and may cause a hazard to pedestrians and vehicles. Please trim back weeds and growth back prior to compliance date to abate violation. Please give me a call if you have any questions.	8/5/2025				☒	8/15/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1404 Lot: 26 Street: 903 HILLTOP TERRACE Name: Summary: Dumpster in driveway without obtaining permit. Must apply for dumpster permit prior to compliance date to abate violation.	8/6/2025				☒	8/18/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 1210 Lot: 5.01 Street: 711 SANDIA PLACE Name: Summary: Dumpster in driveway without first obtaining permit.	8/6/2025				☒	8/18/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Must apply for dumpster permit prior to compliance date to abate violation.							
Block: 2301 Lot: 11 Street: 751 SMOKE HOLLOW TRAIL Name: Summary: New driveway and Belgian block curbing installed without prior approvals/zoning permit.	8/7/2025				☒	8/21/2025	Nicole Priestner 425-25A-§ 425-25 Permit required; issuance requirements.
You must apply for zoning permit prior to compliance date to abate violation.							
Block: 2205 Lot: 1.01 Street: 715 FRANKLIN LAKE ROAD Name: Summary: Dumpster in driveway without zoning/temporary storage container permit.	8/7/2025				☒	8/14/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
You must apply for dumpster permit prior to compliance date to abate violation.							
Block: 2417 Lot: 1.01 Street: 560 HADDON PLACE Name: Summary: Large dead tree in front property close to road. Part of tree has fallen and debris in front near roadway.	8/7/2025				☒	8/22/2025	Nicole Priestner 373-2-§ 373-2 Duty to remove after notice.
This tree is an imminent hazard to the public and must be removed prior to compliance date to abate violation.							
A tree removal permit must first be obtained before tree work can be performed.							
Block: 1516.01 Lot: 1.13 Street: 787 SUSQUEHANNA AVE Name: Summary: Overgrown grass. Grass exceeds length of ordinance. Please cut grass prior to compliance date to abate violation and maintain/cut regularly.	8/11/2025				☒	8/22/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1428 Lot: 1 Street: 930 FRANKLIN AVENUE Name: Summary: Shade tree specialist observed large dead tree in Right of Way, hanging over road. Tree poses imminent hazard to public. Tree must be removed. Please file for tree removal permit and remove tree prior to compliance date to abate violation.	8/11/2025				☒	8/22/2025	Nicole Priestner 373-2-§ 373-2 Duty to remove after notice.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

Property Identification	Issue Date	Fine Balance	Summons Date	Appeal Date	Abated	Compliance Date	Inspector
Block: 2503 Lot: 1 Qual: C1202 Street: 55 BENTLEY DRIVE Name: Summary: Driveway resurfaced without first obtaining zoning permit or pre-approval. Must file for driveway permit prior to compliance date to abate violation.	8/11/2025				☒	8/25/2025	Nicole Priestner 425-25A-§ 425-25 Permit required; issuance requirements.
Block: 2312 Lot: 13 Street: 702 BLACK HAWK LANE Name: Summary: Tall grasses on on Summit Ave. on left corner coming from Highwoods Dr. are overgrown and obstructing view of oncoming traffic. Grass and any other overgrown vegetation must be cut back to provide the sight triangle prior to compliance date to abate violation.	8/12/2025				☒	8/28/2025	Nicole Priestner 425-2.1B-§ 425-2.1 Sight triangle.
Block: 1202.05 Lot: 8 Street: 236 OLDWOODS ROAD Name: Summary: Dumpster in driveway without first obtaining a dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.	8/12/2025				☒	8/25/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 2304.06 Lot: 5 Street: 712 COTTONWOOD DRIVE Name: Summary: As per requirements, under pool and spa code, you are required to install a pool barrier around the entire perimeter of your pool. A field observation was conducted and there isn't a pool fence on property. This is a life safety issue. All permits must be filed prior to compliance date to avoid summons and fines.	8/13/2025				☐	9/30/2025	Nicole Priestner 220-5A-§ 220-5 Swimming pool fences; violations and penalties.
Block: 1303.02 Lot: 3.01 Street: 830 COLONIAL ROAD Name: Summary: Grass is overgrown, length exceeds borough code. Grass must be cut prior to compliance date to abate violation and cut/maintained regularly.	8/13/2025				☒	8/25/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1210 Lot: 7.02 Street: 230 OTTOWA LANE Name: Summary: Leaves and vegetation must be cleaned and maintained. Lawn must be cut as it exceeds town code. Please remediate prior to compliance date to abate violation. Please call me if you have any questions.	8/13/2025				☒	8/25/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2412 Lot: 10 Street: 538 EWING AVENUE Name: Summary: Property in rear of residence, along ramp of 208 and Ewing Ave. must be cleaned of garbage and maintained. All unsightly debris removed and necessary repairs made.	8/18/2025				☒	9/5/2025	Nicole Priestner 373-25A-§ 373-25 Maintenance of premises.
Block: 1601 Lot: 4.01 Street: 208 PULIS AVENUE Name: Summary: High grass 200-208 Pulis. Grass must be cut to town code prior to compliance date to abate violation and prevent summons issued.	8/19/2025				☒	9/1/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 1209 Lot: 2 Street: 973 COLONIAL ROAD Name: Summary: Grass exceeds length of borough ordinance. Grass must be cut prior to compliance date to abate violation and cut/maintained regularly.	8/19/2025				☒	9/1/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1409 Lot: 2.04 Street: 566 KIOWA DRIVE Name: Summary: Dumpster in driveway without first obtaining a dumpster permit. Must apply for a dumpster permit prior to compliance date to abate violation.	8/20/2025				☒	9/1/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 2709 Lot: 10 Street: 62 BIRCH ROAD Name: Summary: High Grass Grass height exceeds borough ordinance. Grass must be cut prior to compliance date to abate violation and cut/maintained regularly.	8/25/2025				☒	9/5/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2712 Lot: 6.03 Street: 4 DEER TRAIL Name: Summary: Dumpster in driveway without first obtaining a dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation. Dumpster permit applied for on 9/9/2025: Closed violation.	8/26/2025				☒	9/8/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 2704 Lot: 2 Street: 30 PULIS AVENUE Name: Summary: High Grass Grass height exceeds borough ordinance. Grass must be cut prior to compliance date to abate violation and cut/maintained regularly.	8/26/2025				☒	9/5/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 3303 Lot: 1 Street: 314 GEORGE STREET Name: Summary: Patio being constructed without first obtaining proper permits. Zoning permit must be applied for prior to compliance date to abate violation.	8/27/2025				☐	9/10/2025	Nicole Priestner 495-4B-§ 495-4 Permit fees.
Block: 2516 Lot: 7 Street: 331 LENAPI DRIVE Name: Summary: Shed being constructed/ enlarged without first obtaining zoning permit. Must apply for zoning permit for shed prior to compliance date to abate violation.	8/28/2025				☒	9/10/2025	Nicole Priestner 495-3-§ 495-3 Application.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

Property Identification	Issue Date	Fine Balance	Summons Date	Appeal Date	Abated	Compliance Date	Inspector
Block: 1315.02 Lot: 4 Street: 630 KNOLLWOOD ROAD Name: Summary: High grass in rear and sides of property. Grass must be cut and maintained regularly. Grass must be cut prior to compliance date to abate violation and prevent future violations and summons.	9/3/2025				☒	9/17/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1315.02 Lot: 4 Street: 630 KNOLLWOOD ROAD Name: Summary: As per requirements under pool and spa code, you are required to install a pool barrier around the entire perimeter of the pool. A field observation was conducted and there is no pool fence installed, this is a life safety issue. All permits must be filed by comply date to avoid summons and fines.	9/3/2025				☐	10/6/2025	Nicole Priestner 220-5A-§ 220-5 Swimming pool fences; violations and penalties.
Block: 2709 Lot: 17.02 Street: 260 GLEN PLACE Name: Summary: Grass is overgrown and exceeds length of town code near curb and within construction site. Must cut/weed whack grass prior to compliance date and maintain site regularly to abate violation.	9/4/2025				☒	9/18/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2709 Lot: 17.01 Street: 239 GLEN PLACE Name: Summary: Grass exceeds length of town code and must be cut prior to compliance date to abate violation and maintained regularly.	9/4/2025				☒	9/18/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2602.05 Lot: 15 Street: 237 GREEN RIDGE ROAD Name: Summary: There are obstructions (boulders, large rocks, etc.) placed within the right-of-way on your property. Please be advised that per the Borough of Franklin Lakes local ordinance (425-2(B), obstructions in the right-of-way are not permitted as they may pose safety hazards to motorists, pedestrians, and emergency vehicles. To maintain public safety and ensure compliance with local regulations, we request that these boulders be removed within 30 days from the date to abate the violation.	9/4/2025				☒	10/6/2025	Nicole Priestner 425-2B-§ 425-2 Unlawful acts.
Block: 1404 Lot: 1 Street: 911 HILLTOP TERRACE Name: Summary: Grass and weeds exceeding height of borough code. Grass and weeds must be cut prior to compliance date to abate violation.	9/9/2025				☒	9/19/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2101.17 Lot: 12 Street: 217 OSAGE LANE Name: Summary: Dumpster in driveway without acquiring temporary storage container permit. Must apply for dumpster permit prior to compliance date to abate violation.	9/9/2025				☒	9/22/2025	Nicole Priestner 300-136-§ 300-136 Permit procedure.

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<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 3304 Lot: 16 Street: 715 ARNOLD DRIVE Name: Summary: Dumpster in driveway without first acquiring permit. Must apply for dumpster permit prior to compliance date to abate violation.	9/9/2025				☒	9/22/2025	Nicole Priestner 300-136-§ 300-136 Permit procedure.
Block: 1201.03 Lot: 10 Street: 981 BRIARWOODS ROAD Name: Summary: Retaining walls and patio being installed without first obtaining a zoning permit. Must apply for all site work being performed prior to compliance date to abate violation.	9/10/2025				☒	9/22/2025	Nicole Priestner 495-4B-§ 495-4 Permit fees.
Block: 1309 Lot: 2.02 Street: 835 SUMMIT AVENUE Name: Summary: Large weeds by curb growing over Summit Ave and may cause a hazard to pedestrians and vehicles. Please trim back weeds and growth prior to compliance date to abate violation.	9/11/2025				☒	9/22/2025	Nicole Priestner 373-26l-§ 373-26 Maintenance of exterior structure.
Block: 1211 Lot: 2 Street: 919 COLONIAL ROAD Name: Summary: Grass is overgrown and weeds near roadway and exceeds town ordinance length.. Please cut grass prior to compliance date and maintain regularly.	9/11/2025				☒	9/22/2025	Nicole Priestner 373-26l-§ 373-26 Maintenance of exterior structure.
Block: 1305 Lot: 22 Street: 860 SUMMIT AVENUE Name: Summary: Dead tree which poses an imminent hazard to the public in front of house by road. This tree was assessed by the borough's shade tree specialist and must be removed. A tree removal permit must be obtained and tree must be removed prior to compliance date to abate violation and avoid future violations and/or summons.	9/15/2025				☐	9/29/2025	Nicole Priestner 373-2-§ 373-2 Duty to remove after notice.
Block: 2712 Lot: 2 Street: 291 WOODSIDE AVENUE Name: Summary: Dead tree which poses in imminent hazard to the public in front of house by roadway. This tree was assessed by the shade tree specialist and must be removed. A tree removal permit must be obtained and tree must be removed prior to compliance date to abate violation and avoid future violations and/or summons.	9/15/2025				☒	9/29/2025	Nicole Priestner 373-2-§ 373-2 Duty to remove after notice.
Block: 1206 Lot: 6 Street: 881 COLONIAL ROAD Name: Summary: Dangerous tree which poses an imminent hazard to the public in front of house by roadway. This tree was was assessed by the borough's shade tree specialist and must be removed. A tree removal permit must be obtained and tree must be removed prior to compliance date to abate violation and avoid future violations and/or summons.	9/15/2025				☒	9/29/2025	Nicole Priestner 373-2-§ 373-2 Duty to remove after notice.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 1412.01 Lot: 6 Street: 611 COLONIAL ROAD Name: Summary: High grass/weeds at roadway on Colonial Rd. Please cut back weeds/grass back to prevent overgrowing over roadway as this may cause hazard to pedestrian's and vehicle's traveling path. Please cut prior to compliance date to abate violation. Re-inspection scheduled.	9/15/2025				☒	9/29/2025	Nicole Priestner
Block: 2101.15 Lot: 9 Street: 839 SENECA ROAD Name: Summary: Grass is overgrown and exceeds length of town ordinance. Please cut grass prior to compliance date to abate violation and cut/maintain regularly.	9/17/2025				☒	10/1/2025	Nicole Priestner
Block: 2204 Lot: 7 Street: 777 HIGH MOUNTAIN ROAD Name: Summary: A zoning permit is required when you construct and or alter any walkways, patios, walls etc. You must file a zoning permit with the zoning official prior to the compliance date to abate violation.	9/17/2025				☒	10/3/2025	Nicole Priestner 495-4B-§ 495-4 Permit fees.
Block: 2202.06 Lot: 1.10 Street: 744 CAYUGA LANE Name: Summary: Grass is overgrown and exceeds length of town ordinance. Please cut grass prior to compliance date to abate violation and cut/maintain regularly. A flook-up inspection is scheduled.	9/17/2025				☒	9/26/2025	Nicole Priestner
Block: 3301.01 Lot: 3 Street: 669 FRANKLIN LAKE ROAD Name: Summary: Grass is overgrown and exceeds length of town ordinance. Please cut grass, especially close to road, prior to compliance date to abate violation and cut/maintain regularly.	9/17/2025				☒	9/29/2025	Nicole Priestner
Block: 2304.06 Lot: 16 Street: 698 BUTTERNUT DRIVE Name: Summary: Weeds and other greenery overgrown close to road on Butternut Dr. Please cut back weeds/greenery prior to compliance date to abate violation and maintain/cut regularly.	9/17/2025				☒	9/29/2025	Nicole Priestner
Block: 1413 Lot: 3 Street: 284 HAVEN ROAD Name: Summary: For sale sign on property without first obtaining temporary sign permit. For sale sign permit must be applied for prior to compliance date to abate violation.	9/17/2025				☒	10/1/2025	Nicole Priestner
							300-128C(1)-§ 300-128 Permitted signs; prohibitions and limitations; permits.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 1311.01 Lot: 3 Street: 250 HAVEN ROAD Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation. Applied for dumpster permit 9/22/2025- Closed violation	9/17/2025				☒	10/1/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 1313 Lot: 2 Street: 285 TERRACE ROAD Name: Summary: Weeds and greenery growing onto Summit Ave and corner of Terrace Rd. This may be a hazard to pedestrains and vehicles. Please cut back weeds/greenery back beyond roadway prior to compliance date to abate violation.	9/17/2025				☒	9/30/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 1503.02 Lot: 8 Street: 782 NATURES WAY Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.	9/18/2025				☒	9/30/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 1314.05 Lot: 3.10 Street: 900 PINECROFT COURT Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.	9/18/2025				☒	9/23/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 2602.04 Lot: 4 Street: 945 LOCH ROAD Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.	9/18/2025				☒	9/30/2025	Nicole Priestner 495-4D-§ 495-4 Permit fees.
Block: 1403 Lot: 1 Street: 942 FRANKLIN AVENUE Name: Summary: Grass overgrown and exceeds town ordinance. Please cut lawn by compliance date and maintain regularly to abate violaton.	9/22/2025				☒	10/2/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.
Block: 2414 Lot: 5.06 Street: 221 TANGLEWOOD COURT Name: Summary: Grass is overgrown and exceeds height of town ordinance. Please cut grass prior to compliance date and maintain regularly.	9/23/2025				☐	10/3/2025	Nicole Priestner 373-26I-§ 373-26 Maintenance of exterior structure.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 2604.01 Lot: 1.03 Street: 247 GREGORY ROAD Name: Summary: For sale sign installed without first obtaining for sale sign permit. Sticker on sign assigned to different address. Must apply for a for sale permit prior to compliance date to abate violation.	10/7/2025				☒	10/20/2025	Nicole Priestner
Block: 2303 Lot: 4 Street: 817 PEACH TREE LANE Name: Summary: Dangerous dead Ash which poses an imminent hazard to the public in from of house by roadway. This tree was assessed by the borough's shade tree specialist and must be removed. A tree removal permit must be obtained and tree must be removed prior to compliance date to abate the violation and avoid future violations and/or summons.	10/7/2025				☒	10/24/2025	Nicole Priestner
Block: 1402 Lot: 3 Street: 495 LAKESIDE BOULEVARD Name: Summary: RV trailer cannot be parked on side of house. This is the third warning you have received and must be removed ASAP. A summons will be issued if trailer is not removed by abatement date.	10/20/2025				☒	10/30/2025	Nicole Priestner
Block: 2304.07 Lot: 8 Street: 718 ONEIDA TRAIL Name: Summary: Old driveway removed and being replaced with new without first obtaining a zoning permit. Must apply for zoning permit by compliance date to abate violation.	10/28/2025				☐	11/10/2025	Nicole Priestner
Block: 2304.07 Lot: 8 Street: 718 ONEIDA TRAIL Name: Summary: Old retaining wall being replaced with taller wall without first obtaining zoning permit. Must apply for zoning permit for retaining wall prior to compliance date to abate violation.	10/28/2025				☐	11/10/2025	Nicole Priestner
Block: 1404 Lot: 24 Street: 895 HILLTOP TERRACE Name: Summary: Dumpster in driveway without first obtaining permit. Must apply for dumpster permit prior to compliance date to abate violation.	10/29/2025				☒	11/10/2025	Nicole Priestner
Block: 3103.03 Lot: 8 Street: 605 RESERVOIR DRIVE Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.	10/29/2025				☒	11/10/2025	Nicole Priestner

Dumpster removed.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 2101.08 Lot: 17 Street: 951 SCIOTO DRIVE Name: Summary: For sale sign erected without first obtaining permit. Must apply for temporary sign permit prior to compliance date to abate violation.	10/29/2025				☒	11/10/2025	Nicole Priestner
11/6/2025: Applied for permit, closed violation.							
Block: 2409.01 Lot: 3.11 Street: 257 FOREST GLEN AVENUE Name: Summary: A large dead tree which poses an imminent hazard to the public on right side of house near the roadway. This tree was assessed by the borough's shade tree specilaist and must be removed. A tree removal permit must be obtained and tree must be removed prior to compliance date to abate violation and avoid future violations and/or summons.	11/4/2025				☐	11/25/2025	Nicole Priestner
373-2-§ 373-2 Duty to remove after notice.							
Block: 1315.01 Lot: 4.03 Street: 613 KNOLLWOOD ROAD Name: Summary: For sale sign installed without first obtaining for sale sign permit. You must apply for a temporary sign permit prior to compliance date to abate violation.	11/4/2025				☒	11/18/2025	Nicole Priestner
300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.							
Block: 2605 Lot: 1.01 Street: 300 SLEEPY HOLLOW LANE Name: Summary: Dead tree which poses an imminent hazard to the public on Woodside Ave. This tree was assessed by the borough's shade tree specialist and must be removed.	11/4/2025				☒	11/24/2025	Nicole Priestner
373-2-§ 373-2 Duty to remove after notice.							
A tree removal permit must be obtained and tree must be removed by compliance date to abate violation and avoid future violations and/orsummons.							
Tree was removed, violation closed.							
Block: 1607.01 Lot: 11 Street: 853 SHADOW RIDGE ROAD Name: Summary: Dumpster in driveway without first obtaining a dumpster permit. You must apply for a dumpster permit prioir to compliance date to abate violation.	11/5/2025				☒	11/19/2025	Nicole Priestner
300-136-§ 300-136 Permit procedure.							
Block: 3202.01 Lot: 6 Street: 758 JENNY TRAIL Name: Summary: Dumpster in driveway without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.	11/6/2025				☒	11/20/2025	Nicole Priestner
300-136-§ 300-136 Permit procedure.							

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 3301 Lot: 10 Street: 722 ORCHARD LANE Name: Summary: Disturbance within 15' of non-disturbance zone. Stone must be removed 15' from property line or variance is required from zoning board of adjustment.	11/6/2025				☐	12/3/2025	Nicole Priestner
			300-121F(3)-§ 300-121 Regulations governing certain accessory structures and uses.				
Block: 2601 Lot: 2 Street: 287 PULIS AVENUE Name: Summary: Garbage, household goods, and refuse must be removed from front of property (garage area) prior to compliance date to abate violation. A follow-up inspection is scheduled.	11/12/2025				☐	11/27/2025	Nicole Priestner
			373-25A-§ 373-25 Maintenance of premises.				
Block: 1424 Lot: 11 Street: 518 SHIRLEY AVENUE Name: Summary: POD and dumpster in grass and without first obtaining a dumpster and POD permit. A permit is required prior to delivery for the dumpster and POD and both must be removed from grass and placed in driveway. No temporary storage container can be placed in any lawn area as per borough ordinance. Dumpster and POD must be moved to driveway and permits acquired prior to compliance date to avoid any future violations and/or summons.	11/12/2025				☒	11/27/2025	Nicole Priestner
			300-136-§ 300-136 Permit procedure.				
Block: 1317 Lot: 3.01 Street: 711 SUMMIT AVENUE Name: Summary: Retaining wall and steps in rear of house installed without submitting a zoning permit and approval from the zoning officer. You must submit a zoning permit for installation of retaining wall prior to compliance date to abate violation and avoid future violations/summons.	11/12/2025				☒	12/1/2025	Nicole Priestner
			495-3-§ 495-3 Application.				
Block: 1605.01 Lot: 3 Street: 847 RIDGE VIEW WAY Name: Summary: Dumpster in driveway without first obtaining permit. Must apply for dumpster permit prior to compliance date to abate violation.	11/17/2025				☒	11/27/2025	Nicole Priestner
			300-136-§ 300-136 Permit procedure.				
Block: 1210 Lot: 7.01 Street: 240 OTTOWA LANE Name: Summary: For sale sign erected on property without first obtaining for sale sign permit. Must apply for temporary sign permit prior to compliance date to abate violation.	11/24/2025				☒	12/8/2025	Nicole Priestner
			300-128C(1)(b)[3]-§ 300-128 Permitted signs; prohibitions and limitations; permits.				
Block: 2308 Lot: 2.01 Street: 701 OAK LANE Name: Summary: Two PODS in driveway without first obtaining a permit. Must apply for Temporary Storage Container permit prior to compliance date to abate violation.	12/2/2025				☒	12/16/2025	Nicole Priestner
			300-136-§ 300-136 Permit procedure.				

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

Property Identification	Issue Date	Fine Balance	Summons Date	Appeal Date	Abated	Compliance Date	Inspector
Block: 1510.03 Lot: 11 Street: 392 SADDLE BACK TRAIL Name: Summary: Dumpster in driveway without first obtaining a permit. Must apply for a temporary storage permit prior to compliance date to abate violation.	12/2/2025				☒	12/16/2025	Nicole Priestner 300-136-§ 300-136 Permit procedure.
Block: 1503.02 Lot: 4 Street: 817 IRON LATCH ROAD Name: Summary: Old driveway removed and and being replaced with new without first obtaining a zoning permit. Must apply for zoning permit prior to compliance date to abate violation. Applied ofr zoning permit 12/11/2025- close violation	12/4/2025				☒	12/18/2025	Nicole Priestner 425-25A-§ 425-25 Permit required; issuance requirements.
Block: 1110.07 Lot: 2 Street: 670 SHAWNEE DRIVE Name: Summary: Leaves in roadway for multiple days. Leaves must be removed by compliance date or a summons will be issued.	12/8/2025				☒	12/18/2025	Nicole Priestner 411-17-§ 411-17 Prohibited conduct.
Block: 1110.05 Lot: 11 Street: 727 DAKOTA TRAIL Name: Summary: For sale sign installed without first obtaining temporary sign permit. You must apply for the for sale sign prior to compliance date to abate violation. 12/16/2025: Applied for For Sale Permit. Closed Violation.	12/8/2025				☒	12/22/2025	Nicole Priestner 300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.
Block: 2511.03 Lot: 3.01 Street: 759 OLD MILL ROAD Name: Summary: Stone driveway expansion performed without first obtaining a zoning permit. You must apply for zoning permit for the gravel driveway expansion prior to compliance date to abate violation.	12/9/2025				☐	12/23/2025	Nicole Priestner 425-25A-§ 425-25 Permit required; issuance requirements.
Block: 2310 Lot: 1 Street: 610 ORCHARD LANE Name: Summary: Leaves in roadway for multiple days. Leaves are not allowed to be placed in roadway at any time. Leaves must be removed by compliance date or a summons will be issued.	12/9/2025				☒	12/19/2025	Nicole Priestner 411-17-§ 411-17 Prohibited conduct.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 2304.10 Lot: 1 Street: 617 ORCHARD LANE Name: Summary: Leaves in roadway for multiple days. leaves are not allowed to be placed in roadway at any time.	12/9/2025				☒	12/18/2025	Nicole Priestner
Leaves must be removed by compliance date or a summons will be issued.							411-17-§ 411-17 Prohibited conduct.
Block: 1314.05 Lot: 3.04 Street: 909 PINECROFT COURT Name: Summary: Dumpster in driveway without first obtaining dumpster permit. Must apply for a permit prior to the compliance date to abate violation.	12/9/2025				☒	12/23/2025	Nicole Priestner
Dumpster removed.							300-136-§ 300-136 Permit procedure.
Dumpster removed from driveway, closed violation.							
Block: 2604 Lot: 1.05 Street: 264 GREGORY ROAD Name: Summary: Leaves in roadway, leaves are not allowed to be placed in street at any time.	12/10/2025				☒	12/18/2025	Nicole Priestner
Leaves must be removed by compliance date or a summons will be issued.							411-17-§ 411-17 Prohibited conduct.
Block: 2202.04 Lot: 1.10 Street: 860 HURON ROAD Name: Summary: Dumpster in driveway without first obtaining dumpster permit.	12/10/2025				☒	12/24/2025	Nicole Priestner
Must apply for dumpster permit prior to compliance date to abate violation.							
Block: 2513 Lot: 2 Street: 809 OLD MILL ROAD Name: Summary: Hazardous trees in right of way (2 Red Maples) due to deadwood and branch breakage onto roadway. Trees need to be assessed by a licensed tree expert and report must be sent to the borough's shade tree specialist for review prior to compliance date to abate violation.	12/15/2025				☒	12/29/2025	Nicole Priestner
Right of way trees are the responsibility of the homeowner to care for and maintain, not the borough of Franklin Lakes.							373-2-§ 373-2 Duty to remove after notice.

VIOLATIONS LOG REPORT

Violations that were issued between 7/20/2025 and 1/20/2026

<u>Property Identification</u>	<u>Issue Date</u>	<u>Fine Balance</u>	<u>Summons Date</u>	<u>Appeal Date</u>	<u>Abated</u>	<u>Compliance Date</u>	<u>Inspector</u>
Block: 2310 Lot: 1.081 Street: 713 CINNAMON LANE Name: Summary: Dumpster in driveway, no temporary storage container permit filed.	12/17/2025				☒	1/5/2026	Nicole Priestner
300-136-§ 300-136 Permit procedure.							
Must apply for a dumpster permit prior to compliance date to abate violation.							
Applied for dumpster permit 12/29/2025							
Block: 1210.01 Lot: 9.01 Street: 877 PUEBLO DRIVE Name:	12/29/2025				☒	1/8/2026	Nicole Priestner
300-136-§ 300-136 Permit procedure.							
Summary: Dumpster on driveway without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.							
Block: 1511.03 Lot: 1.05 Street: 390 MOUNTAIN AVENUE Name:	12/31/2025				☒	1/12/2026	Nicole Priestner
300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.							
Summary: For rent sign installed without first obtaining temporary sign permit. Must apply for a for sale/rent sign permit prior to compliance date to abate violation.							
Block: 2101.17 Lot: 12 Street: 217 OSAGE LANE Name:	1/5/2026				☐	1/16/2026	Nicole Priestner
300-136-§ 300-136 Permit procedure.							
Summary: Storage boxes delivered without first obtaining temporary storage permit. You must apply for a temporary storage permit for both units/boxes prior to compliance date to abate violation.							
Block: 1508 Lot: 34 Street: 211 WASHINGTON STREET Name:	1/7/2026				☒	1/21/2026	Nicole Priestner
300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.							
Summary: For rent sign posted without first obtaining a temporary sign permit.							
You must apply for the sign permit prior to the compliance date to abate violation.							
Block: 2416 Lot: 1.03 Street: 524 HADDON PLACE Name:	1/8/2026				☒	1/20/2026	Nicole Priestner
300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.							
Summary: For lease sign erected without first obtaining atemporary sign permit.							
You must apply for a temporary sign permit prior to compliance date to abate violation.							
Block: 2416 Lot: 1.03 Street: 524 HADDON PLACE Name:	1/8/2026				☒	1/14/2026	Nicole Priestner
311-18-§ 311-18 Parking on lawns.							
Summary: Car must be removed from lawn and the Borough's Right of Way prior to compliance date or summons will be issued.							

VIOLATIONS LOG REPORT

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Block: 2414 Lot: 5.01 Street: 562 FRANKLIN AVENUE Name: Summary: For sale sign erected without first obtaining temporary sign permit. You must apply for a temporary sign permit prior to compliance date to abate violation.	1/8/2026				☐	1/19/2026	Nicole Priestner
							300-128C(1)(c)-§ 300-128 Permitted signs; prohibitions and limitations; permits.
Block: 3304 Lot: 11 Street: 739 ARNOLD DRIVE Name: Summary: Water being discharged onto Grandview Ave. continuously causing pooling and icing. You must move drainage onto your property to discharge water onto your lawn. Failure to comply will result in a summons. A re-inspection is scheduled.	1/14/2026				☐	1/29/2026	Nicole Priestner
							390-11D-§ 390-11 Prohibited conduct.