



Town of Westfield
959 NORTH AVENUE WEST
WESTFIELD, NJ 07090

Properties in Violation of Building Code

Issued between the dates of 1/1/2025 and 2/12/2026.

Violation Number:	V-25-01	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	SUGGS, ROBIN
Issue Date:	1/23/2025	Compliance Date:	2/22/2025	Block:	4004
Notice Date:	1/23/2025	Inspection Date:	1/13/2025	Address:	350 LIVINGSTON ST
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.14 (a)			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-03	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	PAPANDREA, JANET
Issue Date:	1/28/2025	Compliance Date:	3/14/2025	Block:	3208
Notice Date:	1/28/2025	Inspection Date:	1/27/2025	Address:	115 NEW ST
Infraction:	Notice of Unsafe Structure				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-05	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	REMETA, DANIEL & GERD
Issue Date:	2/18/2025	Compliance Date:	3/10/2025	Block:	5001
Notice Date:	2/18/2025	Inspection Date:	2/18/2025	Address:	122 TUDOR OVAL
Infraction:	Notice of Imminent Hazard				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090
				State:	NJ

Violation Number:	V-25-09	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	CFGR, LLC
Issue Date:	3/26/2025	Compliance Date:	4/2/2025	Block:	3205
Notice Date:	3/26/2025	Inspection Date:	9/23/2024	Address:	527-529 CENTRAL AVE
Infraction:	Notice and Order of Penalty				
Code:	CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999 (Commercial)			City:	Westfield Town
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	
				State:	NJ

Violation Number:	V-25-10	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-0675	Subcode:	Administrative	Owner Name:	600 NORTH AVENUE WEST LLC
Issue Date:	4/25/2025	Compliance Date:	5/12/2025	Block:	2502
Notice Date:	4/25/2025	Inspection Date:	4/8/2025	Address:	600 NORTH AVENUE W
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield Town
Statute:	N/A			Zip Code:	
				State:	NJ



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Violation Number:	V-25-14	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	C-05-25-1042	Subcode:	Administrative	Owner Name:	PERLMAN, BARRY & MARISSA
Issue Date:	6/9/2025	Compliance Date:	6/25/2025	Block:	4703
Notice Date:	6/9/2025	Inspection Date:	6/9/2025	Address:	853 TICE PLACE
Infraction:	Notice and Order of Penalty				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	
				State:	NJ

Violation Number:	V-25-17	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1037	Subcode:	Administrative	Owner Name:	PERLMAN, BARRY & MARISSA
Issue Date:	7/23/2025	Compliance Date:	7/23/2025	Block:	4703
Notice Date:	7/23/2025	Inspection Date:	7/23/2025	Address:	853 TICE PLACE
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code				
Statute:	N.J.A.C. 5:23-2.15(b)1				
				City:	Westfield Town
				Zip Code:	
				State:	NJ

Violation Number:	V-25-18	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	16-2023	Subcode:	Administrative	Owner Name:	PAYNE, JODY & DENISE
Issue Date:	7/30/2025	Compliance Date:	8/13/2025	Block:	4702
Notice Date:	7/30/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-19	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	16-2023	Subcode:	Administrative	Owner Name:	PAYNE, JODY & DENISE
Issue Date:	7/30/2025	Compliance Date:	9/30/2025	Block:	4702
Notice Date:	7/30/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-20	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	17-0436	Subcode:	Administrative	Owner Name:	PAYNE, JODY & DENISE
Issue Date:	7/30/2025	Compliance Date:	9/30/2025	Block:	4702
Notice Date:	7/30/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	07090
				State:	NJ



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Violation Number:	V-25-21	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	19-0048	Subcode:	Administrative	Owner Name:	PAYNE, JODY & DENISE
Issue Date:	7/30/2025	Compliance Date:	8/13/2025	Block:	4702
Notice Date:	7/30/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-25	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	FIRST UNION NAT BNK%THOMSON REUTERS
Issue Date:	8/25/2025	Compliance Date:	12/23/2025	Block:	3103
Notice Date:	8/25/2025	Inspection Date:	8/18/2025	Address:	443 NORTH AVENUE W
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code				
Statute:	N.J.A.C. 5:23-2.32				
				City:	Westfield
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-29	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	BOARD OF EDUCATION
Issue Date:	9/12/2025	Compliance Date:	10/13/2025	Block:	603
Notice Date:	9/12/2025	Inspection Date:	9/10/2025	Address:	700 PROSPECT ST
Infraction:	Notice of Violation and Order To Terminate				
Code:	CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999 (Commercial)				
Statute:	N.J.A.C. 5:23-2.14 (a)				
				City:	Westfield
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-30	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1423	Subcode:	Administrative	Owner Name:	BOARD OF EDUCATION
Issue Date:	9/12/2025	Compliance Date:	10/13/2025	Block:	3011
Notice Date:	9/12/2025	Inspection Date:	9/11/2025	Address:	550 DORIAN ROAD
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code				
Statute:	N.J.A.C. 5:23-2.18				
				City:	Westfield
				Zip Code:	07090
				State:	NJ

Violation Number:	V-25-34	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	16-2023	Subcode:	Administrative	Owner Name:	PAYNE, JODY & DENISE
Issue Date:	10/9/2025	Compliance Date:	10/24/2025	Block:	4702
Notice Date:	10/9/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE
Infraction:	Notice and Order of Penalty				
Code:	N/A				
Statute:	N/A				
				City:	Westfield Town
				Zip Code:	07090
				State:	NJ



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Violation Number:	V-25-35	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1076	Subcode:	Administrative	Owner Name:	336 MOUNTAIN, LLC
Issue Date:	10/14/2025	Compliance Date:	10/29/2025	Block:	2403 Lot: 1
Notice Date:	10/14/2025	Inspection Date:	9/8/2025	Address:	336 MOUNTAIN AVE
Infraction:	Notice and Order of Penalty				
Code:	N/A			City:	Westfield Town
Statute:	N/A			Zip Code:	State: NJ

Violation Number:	V-25-37	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	SOSNOWSKI, PETER & KATHLEEN
Issue Date:	10/28/2025	Compliance Date:	10/27/2025	Block:	3503 Lot: 10
Notice Date:	10/28/2025	Inspection Date:	10/27/2025	Address:	858 FAIRACRES AVE
Infraction:	Notice of Unsafe Structure				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090 State: NJ

Violation Number:	V-25-39	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	ADU BUILDING, LLC
Issue Date:	11/10/2025	Compliance Date:	5/9/2026	Block:	4001 Lot: 102
Notice Date:	11/10/2025	Inspection Date:	11/3/2025	Address:	649 CENTRAL AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090 State: NJ

Violation Number:	V-25-40	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	ADU BUILDING, LLC
Issue Date:	11/10/2025	Compliance Date:	5/9/2026	Block:	4001 Lot: 101
Notice Date:	11/10/2025	Inspection Date:	11/3/2025	Address:	715 CENTRAL aVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090 State: NJ

Violation Number:	V-25-43	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1797	Subcode:	Administrative	Owner Name:	569 COLONIAL AVE LLC
Issue Date:	11/21/2025	Compliance Date:	11/21/2025	Block:	1202 Lot: 9
Notice Date:	11/24/2025	Inspection Date:	11/21/2025	Address:	701 MOUNTAIN AVE
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090 State: NJ



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Issued between the dates of 1/1/2025 and 2/12/2026.

Violation Number:	V-25-44	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1797	Subcode:	Administrative	Owner Name:	569 COLONIAL AVE LLC		
Issue Date:	11/25/2025	Compliance Date:	12/12/2025	Block:	1202	Lot:	9
Notice Date:	11/25/2025	Inspection Date:	11/21/2025	Address:	701 MOUNTAIN AVE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ

Violation Number:	V-25-47	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1435	Subcode:	Administrative	Owner Name:	36 WILSON LLC		
Issue Date:	12/12/2025	Compliance Date:	12/17/2025	Block:	5608	Lot:	21
Notice Date:	12/12/2025	Inspection Date:	12/11/2025	Address:	65 SUMMIT COURT		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ

Violation Number:	V-25-48	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1849	Subcode:	Administrative	Owner Name:	DNT HOLDINGS GROUP LIMITED LIABILIT		
Issue Date:	12/17/2025	Compliance Date:	12/17/2025	Block:	4911	Lot:	29
Notice Date:	12/17/2025	Inspection Date:	12/17/2025	Address:	117 PEARL ST		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090	State:	NJ

Violation Number:	V-25-50	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-1758	Subcode:	Administrative	Owner Name:	PIMENTEL, MANUEL & ALEXANDER		
Issue Date:	12/29/2025	Compliance Date:	12/29/2025	Block:	3905	Lot:	4
Notice Date:	12/29/2025	Inspection Date:	12/29/2025	Address:	16 MARLIN CT		
Infraction:	Stop Construction Order						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.18			Zip Code:	07090	State:	NJ

Violation Number:	V-26-01	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	MANBRO INC		
Issue Date:	1/5/2026	Compliance Date:	1/28/2026	Block:	2601	Lot:	4
Notice Date:	1/5/2026	Inspection Date:	12/18/2025	Address:	1200 SOUTH AVENUE W		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090	State:	NJ



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Issued between the dates of 1/1/2025 and 2/12/2026.

Violation Number:	V-26-03	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1461	Subcode:	Administrative	Owner Name:	MODLER, JOSEPH
Issue Date:	1/13/2026	Compliance Date:	1/13/2026	Block:	5607
Notice Date:	1/13/2026	Inspection Date:	1/12/2026	Address:	1734 FLORIDA ST
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C.5:23-2.15(b)1			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-05	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	LIPARI, BRANT & LORI
Issue Date:	1/14/2026	Compliance Date:	1/29/2026	Block:	201
Notice Date:	1/14/2026	Inspection Date:	1/13/2026	Address:	17 SUNNYWOOD DRIVE
Infraction:	Notice and Order of Penalty				
Code:	N/A			City:	Westfield
Statute:	N/A			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-06	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1415	Subcode:	Administrative	Owner Name:	M&M HOME SPECIALTY L L C
Issue Date:	1/15/2026	Compliance Date:	1/15/2026	Block:	4801
Notice Date:	1/15/2026	Inspection Date:	1/15/2026	Address:	941 BEVERLY DR
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-07	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	ERRAZO, EMMA - ERRAZO, ROBERTO H
Issue Date:	1/22/2026	Compliance Date:	1/21/2026	Block:	2811
Notice Date:	1/22/2026	Inspection Date:	1/21/2026	Address:	310 ST JOHNS PLACE
Infraction:	Notice of Unsafe Structure				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.32			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-11	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-2074	Subcode:	Administrative	Owner Name:	PEREZ, MARC & ERIN
Issue Date:	2/6/2026	Compliance Date:	2/6/2026	Block:	4503
Notice Date:	2/6/2026	Inspection Date:	2/6/2026	Address:	847 NANCY WAY
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.16 (j) 2.			Zip Code:	07090
				State:	NJ