



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>Mail To</u>	<u>Last License Number</u>	<u>Last Expiratic Date</u>
RA-26-0001	138 Barnard St	138 BARNARD ST.	VACANT PROPERTY REGISTRATION	True	False	02/02/2026	Location		
RA-26-0002	233 Felton Ave	233 FELTON AVE	VACANT PROPERTY REGISTRATION	True	False	02/02/2026	Location		
RA-26-0003	233 Felton Ave	233 FELTON AVE	VACANT PROPERTY REGISTRATION	True	False	02/02/2026	Location		
Grand Totals									

<u>License Count</u>	<u>Last Inspection Date</u>	<u>Property Type</u>	<u>Date Vacancy</u>	<u>Date as Foreclosure</u>	<u>Date Removed From List</u>	<u>Date Listing</u>	<u>Date Closing</u>	<u>Date renovation Start</u>	<u>Date Demolish</u>
		Residential							
		Residential							
		Residential							

(9/12/2025 - 3/11/2026, 3 records)

<u>Property Plan</u>	<u>Property Plan</u> <u>Notes</u>	<u>Default Conditions</u>	<u>Residential Count</u>	<u>Residential SqFt</u>
Demolish				
Demolish				
Demolish			1	
			1.	



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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-26-00149	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00142	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00141	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00140	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00138	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00137	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00136	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
E	03/03/2026	03/17/2026	False			03/04/2026			Order to Vacate structure due to over occupancy.	
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to keep exterior property free from rubbish/garbage	Exterior
E	02/26/2026	03/12/2026	False			02/26/2026			Propane tank connected to blacktop grill in basement. Basement are also prohibited for sleeping purposes.	
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to repair exhaust fan	Bathroom
E	02/26/2026	03/12/2026	False			02/26/2026			An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.	
E	02/26/2026	03/12/2026	False			03/02/2026			Created illegal bedrooms, sleeping areas in basement, sunroom. Created a wall seperation for a apartment	
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to maintain exterior paint condition. Peeling, chalking paint around fascia soffit, siding, window frames	Exterior
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to submit rental registration/inspection	Bedroom 5

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
Order to Vacate		52 :27D-208	N.J.S.A		Scott Brescher
Accumulation of rubbish or garbage	PM-306.1		Property Maintenance 2	500.	Christian Sumano
General	304.1		Property Maintenance	500.	Christian Sumano
Bathrooms and toilet rooms	PM-404.2		Property Maintenance Code	500.	Christian Sumano
Unlawful structure	111.1.4		Property Maintenance	500.	Christian Sumano
Protective Treatment	304.2		Property Maintenance	500.	Christian Sumano
Certificate of Leased Occupancy and Registration	135-24		Property Maintenance	500.	Christian Sumano



Violations

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CVIO-26-00135	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00134	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00133	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00131	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00130	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00129	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00128	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00127	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00126	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00125	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00124	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00123	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00121	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV

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E	02/26/2026	03/12/2026	False			02/26/2026			Failure to submit rental registration/inspection	Bedroom 4
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to submit rental registration/inspection	Bedroom 3
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to submit/conduct rental inspection	Bedroom 2
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to address/treatment mold	Livingroom/Bathroom
E	02/26/2026	03/12/2026	False			02/26/2026			Failure to upkeep and remove rubbish/garbage interior and exterior of property	Exterior and Interior
E	02/26/2026	03/12/2026	False			02/26/2026			Extension cords are prohibited for permanent electrical wiring. Exposed electrical boxes in basement	Livingroom
E	02/26/2026	03/12/2026	False			02/26/2026			Repair/scrape/paint damaged chipped/peeling paint.	Entire interior house.
E	02/26/2026	03/12/2026	False			02/26/2026			Prohibited locks on bedroom door	Bedroom 5
E	02/26/2026	03/12/2026	False			02/26/2026			Prohibited locks on bedroom door	Bedroom 4
E	02/26/2026	03/12/2026	False			02/26/2026			Prohibited locks on bedroom door	Bedroom 3
E	02/26/2026	03/12/2026	False			02/26/2026			Prohibited locks on bedroom doors	Bedroom 2
E	02/26/2026	03/12/2026	False			02/26/2026			Prohibited key/locks on doors.	Bedroom 1
E	02/26/2026	03/12/2026	False			03/02/2026			Failure to register/conduct rental inspection	Bedroom 1

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Christian Sumano
o	General	PM-305.1	Property Maintenance 2	500.	Christian Sumano
r	General	305.1	Property Maintenance	500.	Christian Sumano
	WIRING	605.4 WIRING	Property Maintenance	500.	Christian Sumano
	Interior surfaces	PM-305.3	Property Maintenance 2	500.	Christian Sumano
	Locked doors	702.3 Locked doors	Property Maintenance	500.	Christian Sumano
	Locked doors	[F] 702.3	Property Maintenance	500.	Christian Sumano
	Locked doors	[F] 702.3	Property Maintenance	500.	Christian Sumano
	Locked doors	[F] 702.3	Property Maintenance	500.	Christian Sumano
	Locked doors	[F] 702.3	Property Maintenance	500.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Christian Sumano



Violations

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CVIO-26-00120	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00119	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AV
CVIO-26-00118	138 BARNARD ST.		138 BARNARD ST.		3810	15		LINKE, HAROLD A B	138 BARNARD
CVIO-26-00117	702 MIA DR		702 MIA DR		503	43	C0702	CIPOT, PETER & KAREN	702 MIA DR
CVIO-26-00115	9 AMHERST ST		9 AMHERST ST		3805	20		PRENTICE, BENJAMIN J	104 H THE ORCHARDS
CVIO-26-00114	32 LINCOLN AVE.		32 LINCOLN AVE.		602	10		SCHRAGER,LAWR ENCE A. & SABATINI,R.	610 SO. 2ND A\
CVIO-26-00113	213 SO. 9TH AVE.		213 SO. 9TH AVE.		3206	7		SIMS, JAEVON & KEYES, LATEEFAH	213 S 9TH AVE
CVIO-26-00111	32 LINCOLN AVE.		32 LINCOLN AVE.		602	10		SCHRAGER,LAWR ENCE A. & SABATINI,R.	610 SO. 2ND A\

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E	02/26/2026	03/12/2026	False			03/02/2026			DWELLING UNITS SHALL NOT BE OCCUPIED BY MORE OCCUPANTS THAN PERMITTED BY THE MINIMUM AREA REQUIREMENTS	
E	02/26/2026	03/12/2026	False			03/02/2026			Failure to install smoke detectors and carbon monoxide.	10ft off bedroom
ST.	02/25/2026	02/25/2026	False			02/25/2026			Failure to remove snow	
	02/20/2026	03/20/2026	False			02/20/2026			Failure to obtain certificate of occupancy before move in/purchase of property.	
	02/20/2026	03/20/2026	False			02/20/2026			Failure to obtain certificate of occupancy before occupancy takes place. Failure to close all construction permits.	
/E.	02/18/2026	03/18/2026	False							
	02/18/2026	03/18/2026	False			02/18/2026			Failure to submit resale certificate before purchasing property.	
/E.	02/18/2026	03/18/2026	True			03/10/2026			Water heating facilities, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F	Property Maintenance Code

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	OVERCROWDING	404.5	Borough Ordinance or Mandate	500.	Christian Sumano
	705.2 CARBON MONOXIDE ALARMS AND DETECTORS	705.2	Property Maintenance	500.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Certificate of Continuing Occupancy	135-24	Property Maintenance	1,000.	Christian Sumano
	Certificate of Continuing Occupancy	135-24	Property Maintenance	1,500.	Christian Sumano
	Certificate of Continuing Occupancy	135-24	Property Maintenance	2,500.	Christian Sumano
e	WATER SYSTEMS SECTION 505	WATER SYSTEMS SECTION 505	Borough Ordinance or Mandate		Christian Sumano



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CVIO-26-00110	251 SO. 8TH AVE.	251 SO. 8TH AVE.			3205	15		VOLTURO GROUP,LLC	P. O. BOX 1196
CVIO-26-00109	327 SO. 1ST AVE.	327 SO. 1ST AVE.			2304	27		HUTCHINSON, THOMAS C, IV & VIRGINIA	327 S FIRST AV
CVIO-26-00104	525 SO. 3RD AVE.	525 SO. 3RD AVE.			2706	5		REYES, JUAN & GOMEZ, LOURDES	525 SO. 3RD. A
CVIO-26-00103	138 BARNARD ST.	138 BARNARD ST.			3810	15		LINKE, HAROLD A B	138 BARNARD
CVIO-26-00102	262 SO. 10TH AVE	262 SO. 10TH AVE			3207	4.01		WANG, ANTAL	262 SO. 10TH A
CVIO-26-00101	41 LINCOLN AVE.	41 LINCOLN AVE.			1704	59		BUSHAN, SHAILENDRA & GHULYANI,POOJA	41 LINCOLN AV
CVIO-26-00099	219 SO. ADELAIDE AVE.	219 SO. ADELAIDE AVE.			1902	6		AROLLA, MICHAEL	219 SO ADELA AVE
CVIO-26-00098	913 EDEN AVE.	913 EDEN AVE.			3407	22		SECRETARY OF HOUSING AND URBAN DEV	14002 E 21ST S
CVIO-26-00092	5 HARRISON AVE..	5 HARRISON AVE.			504	12		BLUMBERG, SEAN	5 HARRISON A

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	02/17/2026	03/17/2026	True	03/11/2026	Rental inspection will still need to be processed and payment of \$125 for each unit will still be required.	03/11/2026			Per borough ordinance rental inspections are conducted every 5 years or change of tenant.	
/E	02/10/2026	03/10/2026	False			02/18/2026			Last recorded inspection 09/24/2016	
									Application was denied but work was completed for new parking area.	
VE	02/02/2026	03/02/2026	False			02/02/2026			Failure to remove bulk pick up	
ST	02/02/2026	02/16/2026	False			02/02/2026			Failure to remove snow and salt properly	
VE	02/02/2026	02/16/2026	False			02/02/2026			Failure to remove snow and salt properly	
/E	02/02/2026	02/16/2026	False			02/02/2026			Certificate of leased occupancy is required before change of occupancy takes place.	Unit 1. Tenant moved in 12/1/202
IDE	01/30/2026	02/13/2026	False			01/30/2026			Failure to remove snow and salt properly	
IT	01/30/2026	02/13/2026	False			02/02/2026			Failure to remove snow and salt properly.	
									1st Snow Storm 01/18/26	
									2nd snow storm 01/25/26	
									Both must be paid by 02/13/26	
VE	01/29/2026	02/11/2026	False			01/29/2026			Snow storm on 01/25/26 Failure to remove snow and salt properly	

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance		Christian Sumano
	Failure to obtain a certificate of zoning compliance shall be a violation of this chapter.	230-127	Borough Ordinance or Mandate	500.	Christian Sumano
	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Scott Brescher
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Scott Brescher
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Scott Brescher
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	250.	Christian Sumano



Violations

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CVIO-26-00091	101 SO. 4TH AVE		101 SO. 4TH AVE		3004	1		NAFTALY, JOSEPH	101 SO 4TH AV
CVIO-26-00090	913 EDEN AVE.		913 EDEN AVE.		3407	22		DAVIS, LILLIAN C/O IVEY, HELEN	394 RITTENHO CT.
CVIO-26-00089	210 SO. 9TH AVE.		210 SO. 9TH AVE.		3205	28		AWAD CONSTRUCTION LLC	8 FRESH POND RD
CVIO-26-00087	400 SO. 4TH AVE		400 SO. 4TH AVE		2701	16		YARMUSH, URI & TEICHER, RACHEL	400 SO 4TH AV
CVIO-26-00082	913 EDEN AVE.		913 EDEN AVE.		3407	22		SECRETARY OF HOUSING AND URBAN DEV	14402 E 21ST S
CVIO-26-00081	913 EDEN AVE.		913 EDEN AVE.		3407	22		SECRETARY OF HOUSING AND URBAN DEV	14002 E 21ST S
CVIO-26-00080	420 SO. 9TH AVE		420 SO. 9TH AVE		3404	11		VITAL MANAGEMENT AND CONSULTING LLC	26 OLIVER ST. 102
CVIO-26-00079	116 HILL ST.		116 HILL ST.		2404	13		KELLY, SAMANTHA L	116 HILL ST
CVIO-26-00077	443 GRAHAM ST.		443 GRAHAM ST.		2801	61		MARX, CHAN, IRENE	443 GRAHAM S
CVIO-26-00076	311 VALENTINE ST.		311 VALENTINE ST.		2706	25		KAUFMAN, ALAN & PATRICIA	311 VALENTINE
CVIO-26-00074	212 GRAHAM ST		212 GRAHAM ST		2502	4		ROSEN, MITCHEL & WENDY	212 GRAHAM S
CVIO-26-00073	601-603 SO. 1ST AVE.		601-603 SO. 1ST AVE.		2501	27		SIMEN, D. & INGATE, M.	601-603 SO. 1S AVE.
CVIO-26-00071	402 SO. 1ST AVE.		402 SO. 1ST AVE.		2103	6		GROSS, SETH S & ZIMMERMAN, LISA	402 SO. 1ST. A'

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E	01/29/2026	02/11/2026	False			01/29/2026			Failure to remove snow and salt properly	
USE	01/29/2026	02/11/2026	False			01/29/2026			Failure to remove snow and salt properly	
JS	01/29/2026	02/11/2026	False			01/29/2026			Failure to remove snow and salt properly	
E	01/29/2026	02/11/2026	False			01/29/2026			Failure to remove snow and salt properly	
IT	01/23/2026	01/30/2026	False			01/23/2026			Failure to submit applications for resale application (certificate of occupancy)	
IT	01/23/2026	01/30/2026	False			01/23/2026			Failure to submit rental registration and complete rental + lead inspections.	
STE	01/23/2026	01/30/2026	True	02/10/2026		01/23/2026			Failure to do rental inspection change of tenant or 5 years mandated by the borough	
	01/22/2026	01/29/2026	False						Failure to remove snow and salt properly	
IT	01/22/2026	01/29/2026	False						Failure to remove snow and salt properly	
ST	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
IT	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
T	01/22/2026	01/29/2026	True	01/29/2026		01/22/2026			Failure to remove snow and salt properly	
VE	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Certificate of Continued Occupancy	135-24	Property Maintenance	2,000.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	2,000.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
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	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano



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CVIO-26-00070	205 SO. 1ST AVE	205 SO. 1ST AVE			2301	1		BEREZIN, DMITRY & LEVKOVITCH, LIDIA	205 SO. 1ST AVE
CVIO-26-00069	116 BENNER ST.	116 BENNER ST.			2301	4		WOLFE, HENRY P	116 BENNER ST
CVIO-26-00068	134 BENNER ST.	134 BENNER ST.			2301	8		CATES, DANIEL B&OBRIEN-MILNE, LILA	134 BENNER ST
CVIO-26-00067	806 BENNER ST.	806 BENNER ST.			3205	38		IURILLI,PAT & PATRICIA	806 BENNER ST
CVIO-26-00065	100 SO. 8TH AVE.	100 SO. 8TH AVE.			3107	17		DAVIS,A&HELENE &SCHLESINGER,J &ESTHER	323 CEDAR AVE
CVIO-26-00064	15 SO. 8TH AVE	15 SO. 8TH AVE			3108	1		SAMPAIO, RICARDO & RYAN	34 WILCOX AVE
CVIO-26-00063	208 SO. 8TH AVE.	208 SO. 8TH AVE.			3204	32		WANG, XIAOXIN	208 SO 8TH AVE
CVIO-26-00062	265 SO. 8TH AVE	265 SO. 8TH AVE			3405	22		PANZARINO, CORTNEY	265 SO 8TH AVE
CVIO-26-00061	913 EDEN AVE.	913 EDEN AVE.			3407	22		SECRETARY OF HOUSING AND URBAN DEV	14002 E 21ST
CVIO-26-00060	420 SO. 9TH AVE	420 SO. 9TH AVE			3404	17		VITAL MANAGEMENT AND CONSULTING LLC	26 OLIVER ST. 102
CVIO-26-00059	420 SO. 9TH AVE	420 SO. 9TH AVE			3404	17		VITAL MANAGEMENT AND CONSULTING LLC	26 OLIVER ST. 102
CVIO-26-00058	432 SO. 8TH AVE	432 SO. 8TH AVE			3402	21		MALYK, MARIA V & MALYK-SELIVANO VA	432 SO. 8TH AVE
CVIO-26-00057	242 SO. 7TH AVE	242 SO. 7TH AVE			3203	38		WANG, KANGSU & LI, YUE	242 SO. 7TH AVE

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Locatic</u>
/E.	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
T	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
T	01/22/2026	01/29/2026	False			01/22/2026			Zone A (Raritan & Woodbridge Aves): Clear 40 inches (or full width) within 6 hours.	
T.	01/22/2026	01/29/2026	True	02/10/2026		01/22/2026			Failure to remove snow and salt properly	
E	01/22/2026	01/29/2026	True	02/03/2026		01/22/2026			Failure to remove snow and salt properly	
≡	01/22/2026	01/29/2026	True	02/10/2026		01/23/2026			Failure to remove snow and salt properly	
/E	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
E	01/22/2026	01/29/2026	False			01/23/2026			Failure to remove snow and salt properly	
	01/22/2026	01/29/2026	False			01/23/2026			Failure to remove snow and salt properly	
STE	01/22/2026	02/27/2026	False			02/02/2026			5 year rentals and change of tenant inspections are required for all unites	
STE	01/22/2026	01/29/2026	True	02/05/2026		02/05/2026			Failure to remove snow and salt properly	
VE	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
/E	01/22/2026	01/29/2026	True	02/03/2026		01/22/2026			Failure to remove snow and salt properly	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano	
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Snow Removal and Sidewalk Treatment					



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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-26-00055	201 SO. 7TH AVE		201 SO. 7TH AVE		3204	36		TUDOR ENTERPRISES LLC	250 MADISON /
CVIO-26-00054	200 SO. 7TH AVE		200 SO. 7TH AVE		3203	51		BALINTAS, KAAAN E	200 SO. 7TH ST
CVIO-26-00052	213 VALENTINE ST.		213 VALENTINE ST.		2504	22		SCHIFF, DAVID R. & DEVORA S.	213 VALENTINE ST.
CVIO-26-00051	517 SO. 3RD AVE.		517 SO. 3RD AVE.		2706	9		BOUKALO LLC	7 STONEGATE
CVIO-26-00050	512 SO. 3RD AVE.		512 SO. 3RD AVE.		2504	12		STRUPINSKY, VLADIMIR	512 SO. 3RD. A
CVIO-26-00049	244 GRAHAM ST		244 GRAHAM ST		2502	12		KORNBUM, MICHAEL & MICHELE	244 GRAHAM S
CVIO-26-00048	419 SO. 3RD AVE		419 SO. 3RD AVE		2705	18		LIFE, ANDREW & ERTLER, YISRAEL & RACHEL	419 SO 3RD AV
CVIO-26-00047	311 MANSFIELD ST.		311 MANSFIELD ST.		2903	8		ROSE, MARC L.	99-41 64TH. AV APT A17
CVIO-26-00046	402 BRAUN AVE.		402 BRAUN AVE.		2705	37		BERMAN, CAROL B & COOPER, ALAN J	402 BRAUN AV
CVIO-26-00045	345 BECKER ST.		345 BECKER ST.		2701	26		THOMPSON, G Z & VERDEROSA, K	345 BECKER S
CVIO-26-00032	812 JANEWAY AVE.		812 JANEWAY AVE.		401	5		MC QUADE, ARLEEN	812 JANEWAY AVE.
CVIO-26-00029	116 NO. 5TH AVE.		116 NO. 5TH AVE.		1002	22		KUCHINSKY, STEV EN L. & JOY D.	116 NO. 5TH. A

<u>ISS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
AVE	01/22/2026	01/29/2026	True	02/05/2026		01/22/2026			Zone A (Raritan & Woodbridge Aves): Clear 40 inches (or full width) within 6 hours.	
-	01/22/2026	01/29/2026	False			01/27/2026			Failure to remove snow and salt properly	
3	01/22/2026	01/29/2026	True	01/30/2026					Failure to remove bulk pick up/ couches. bulk pick up not avaialbe till march	
DR	01/22/2026	01/29/2026	True	02/02/2026	WRONG PROPERTY ADDRESS JOHN S WALKED IN THE OFFICE ON 02/02/26 AT 11:11AM	01/22/2026			Remove bulk trash from front	
VE	01/22/2026	01/29/2026	True	02/05/2026		01/22/2026			Failure to remove snow and salt properly	
T	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
E	01/22/2026	01/29/2026	False						Failure to remove snow and salt properly	
E	01/22/2026	01/29/2026	False			01/22/2026			Failure to remove snow and salt properly	
E	01/22/2026	03/31/2026	True	01/30/2026		01/27/2026			Failure to remove snow and salt properly	
T	01/22/2026	01/29/2026	True	01/27/2026					Failure to remove snow and salt properly	
	01/20/2026	01/27/2026	True	01/28/2026		01/20/2026			Failure to remove snow and salt properly	
VE	01/20/2026	01/27/2026	True	02/13/2026		01/27/2026			Failure to remove snow and salt properly	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2		Christian Sumano	
Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate		Christian Sumano	
Sidewalks and driveways	PM-303.3	Property Maintenance 2		Christian Sumano	
Sidewalks and driveways	PM-303.3	Property Maintenance 2		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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-26-00028	144 NO. 5TH AVE.		144 NO. 5TH AVE.		1002	26		LOCKSPER, ALLAN L. & HELENE F.	144 NO. 5TH AVE.
CVIO-26-00027	474 LINCOLN AVE		474 LINCOLN AVE		203	7		STERN, ROCHELLE	19 BROOKDALE COURT
CVIO-26-00026	430 LINCOLN AVE.		430 LINCOLN AVE.		901	31		LANDAU, REFOEL A	430 LINCOLN AVE
CVIO-26-00025	406 HARRISON AVE.		406 HARRISON AVE.		303	15		RAUCH, DOVID & ADINA AIDEL	406 HARRISON AVE
CVIO-26-00024	220 HARRISON AVE.		220 HARRISON AVE.		801	31		GURSEL, ZEYNEP DEVRIM	220 HARRISON AVE
CVIO-26-00023	81 HARRISON AVE.		81 HARRISON AVE.		504	4		WEINBERG, ERIC H & DIANE L	81 HARRISON AVE.
CVIO-26-00022	82 HARRISON AVE.		82 HARRISON AVE.		702	8		EINZIG, JOSHUA & RENA	82 HARRISON AVE.
CVIO-26-00021	50 HARRISON AVE.		50 HARRISON AVE.		702	4		LEIBMAN, LAURA	50 HARRISON AVE.
CVIO-26-00020	25 HARRISON AVE.		25 HARRISON AVE.		504	9		ROTHBERG, ROBERT C	25 HARRISON AVE.
CVIO-26-00019	5 HARRISON AVE.		5 HARRISON AVE.		504	12		BLUMBERG, SEAN	5 HARRISON AVE.
CVIO-26-00018	66 HARRISON AVE.		66 HARRISON AVE.		702	6		SEDEHI, ABOLGHASSEM & EVELYN EDITH	66 HARRISON AVE.
CVIO-26-00017	86 HARRISON AVE.		86 HARRISON AVE.		702	9		SCHARF, BARBARA R.	86 HARRISON AVE.
CVIO-26-00016	208 GRANT AVE		208 GRANT AVE		802	31.01		FINMESSER, MICHAL	208 GRANT AVE
CVIO-26-00015	240 GRANT AVE.		240 GRANT AVE.		802	37		MITNICK, ERIC J-TRUSTEE	240 GRANT AVE.

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Locatio</u>
VE.	01/20/2026	01/27/2026	True	01/27/2026					Failure to remove snow and salt properly	
E	01/20/2026	01/20/2026	False			01/20/2026			Failure to remove snow and salt properly	
VE.	01/20/2026	01/27/2026	False			02/10/2026			Failure to remove snow and salt properly	
	01/20/2026	01/27/2026	True	03/06/2026		01/27/2026			Failure to remove snow and salt properly.	
	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
AVE	01/20/2026	01/27/2026	True	02/25/2026		01/27/2026			Failure to remove snow and salt properly	
AVE	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
AVE	01/20/2026	01/27/2026	False			01/28/2026			Failure to remove snow and salt properly	
VE	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
	01/20/2026	01/27/2026	True	02/10/2026	Abated as per Scott	02/03/2026			Failure to remove snow and salt properly	
	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E.	01/20/2026	01/27/2026	True	02/03/2026		01/27/2026			Failure to remove snow and salt properly	
E.	01/20/2026	01/27/2026	True	01/29/2026		01/20/2026			Failure to remove snow and salt properly	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Snow Removal and Sidewalk Treatment	368-1-4	Borough Ordinance or Mandate	150.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	250.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-26-00014	246 GRANT AVE.		246 GRANT AVE.		802	38		GEORGE, WILLIAM & RENEE	246 GRANT AV.
CVIO-26-00013	310 GRANT AVE.		310 GRANT AVE.		802	44		VOJTA, AMY & LOGAN, JOHN S.	310 GRANT AV.
CVIO-26-00012	312 GRANT AVE.		312 GRANT AVE.		802	45		CIMARUSTI, DARCI & BELL, DAVID	312 GRANT AV
CVIO-26-00011	324 GRANT AVE.		324 GRANT AVE.		802	47		SIEGENTHAL, THOMAS & RIE	324 GRANT AV
CVIO-26-00010	426 GRANT AVE.		426 GRANT AVE.		304	32		ANOLIK, KENNETH & KAREN	426 GRANT AV
CVIO-26-00009	400 GRANT AVE.		400 GRANT AVE.		304	25		WOOD, ROBERT G. & DONALDSON, KAR A V.	400 GRANT AV
CVIO-26-00008	320 LAWRENCE AVE.		320 LAWRENCE AVE.		1502	26.01		GROSSMAN, MOSHE DOV & LEA	320 LAWRENCI AVE
CVIO-26-00030	525 SO. 3RD AVE.		525 SO. 3RD AVE.		2706	5		REYES, JUAN & GOMEZ, LOURDES	525 SO. 3RD. A
CVIO-26-00031	525 SO. 3RD AVE.		525 SO. 3RD AVE.		2706	5		REYES, JUAN & GOMEZ, LOURDES	525 SO. 3RD. A
CVIO-26-00002	806 BENNER ST.		IURILLI, PAT & PATRICIA		3205	38		IURILLI, PAT & PATRICIA	806 BENNER S

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
E.	01/20/2026	01/27/2026	True	01/27/2026		01/27/2026			Failure to remove snow and salt properly	
E.	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E.	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E.	01/20/2026	01/27/2026	False			01/20/2026			Failure to remove snow and salt properly	
E	01/20/2026	01/27/2026	True	02/03/2026	PICTURES WERE PROVIDED BY THE OWNER THAT WORK WAS COMPLETED. LEA GROSSMAN 848-299-8454	01/20/2026			Failure to remove snow. Last snow was 01/18/26.	
VE.	01/20/2026	02/27/2026	False			02/02/2026			Failure to zoning and construction, obtain permits prior to finish kitchen, finished basement	
VE.	01/20/2026	02/27/2026	False			01/20/2026			Basement is not approved for sleeping purposes.	
T.	01/12/2026	03/12/2026	False						Repair all damaged front sidewalk, and staircase leading to entrance.	From
									Zoning permit is required for sidewalk repair	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Sidewalks and driveway	302.3	Property Maintenance	.	Christian Sumano
	Sidewalks and driveway	302.3	Property Maintenance	150.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	150.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	Christian Sumano
	Definitions	230-3	Property Maintenance	1,000.	Christian Sumano
	Structure unit for human occupancy	PM-108.1.3	Property Maintenance Code	1,000.	Christian Sumano
	Sidewalks and driveways	PM-303.3	Property Maintenance 2	.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-26-00003	806 BENNER ST.		IURILLI,PAT & PATRICIA		3205	38		IURILLI,PAT & PATRICIA	806 BENNER S
CVIO-26-00005	806 BENNER ST.		IURILLI,PAT & PATRICIA		3205	38		IURILLI,PAT & PATRICIA	806 BENNER S
CVIO-26-00001	224 SO. 4TH AVE.		224 SO. 4TH AVE.		2901	31		POLO, H JAMES & POLOS, RITA	48 SKYVIEW TE
CVIO-25-00204	119 SO. 5TH AVE.		119 SO. 5TH AVE.		3105	6		SOHN, SANG KYOO & MIJUNG	119 SO. 5TH A
CVIO-25-00203	119 SO. 5TH AVE.		119 SO. 5TH AVE.		3105	6		SOHN, SANG KYOO & MIJUNG	119 SO. 5TH A
CVIO-25-00202	1402 GABRIEL LANE		1402 GABRIEL LANE		103	4.02	C1402	JUI, STEPHEN & ZHANG, YUBING	1402 GABRIEL LANE
CVIO-25-00200	9 WALTER AVE.		9 WALTER AVE.		601	14		KALI, ANAND KUMAR&DURAI, SUBASHINI	9 WALTER AVE
CVIO-25-00199	200 CEDAR AVE		200 CEDAR AVE		1801	17		HWANG, JIHBIN	200 CEDAR AVI
CVIO-25-00196	119 NO. 5TH AVE.		119 NO. 5TH AVE.		1001	37		GOLDBERG, JONATHAN&SCHEI NER, DEBRA	119 N 5TH AVE
CVIO-25-00195	115 NO. 5TH AVE.		115 NO. 5TH AVE.		1001	36		DIGAETANO, ALAN	115 NO 5TH AV

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
T.	01/12/2026	03/12/2026	False						Construction permits required for repairs	1st floor, 2nd floor, basement
					Repair/replace all damaged ceiling, floors, walls, doors, windows.					
T.	01/12/2026	03/12/2026	False						Remove all garbage/rubbish inside and outside.	
FRR	01/05/2026	02/05/2026	False						Failure to do rental + lead inspection	1st floor and 2nd Floor
VE	12/30/2025	01/06/2026	False			01/23/2026			Failure to submit rental registration and application	
VE	12/30/2025	01/06/2026	False			01/23/2026			Sump pump can not be discharged out to the street	
	12/30/2025	01/06/2026	False			12/30/2025			Failure to submit rental registration + inspection before occupancy takes place	
I	12/15/2025	12/29/2025	True	01/23/2026	Not a rental unit. Records and inspections indicate owners are living there when the inspection was conducted				Failure to do rental + lead inspection before occupancy can take place.	
E	12/09/2025	01/13/2026	False			12/09/2025			Failure to do rental inspection	
	12/04/2025	01/05/2026	True	12/08/2025	WRONG LOCATION	12/04/2025			Reroute sump pump discharg. Not allowed to discharge to the street	
E	12/04/2025	01/05/2026	False						Sump pumps are not allowed to discharge onto the street. Reroute sump pump	

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Interior surfaces	PM-305.3	Property Maintenance 2	.	Christian Sumano
	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	General	507.1	Property Maintenance	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	1,200.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Sump Pump Discharge	328-34	Property Maintenance	.	Christian Sumano
	Sump Pump Discharge	328-34	Property Maintenance	.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-25-00194	126 JOHNSON ST.	126 JOHNSON ST.			2304	10		HIGHLAND PARK REALTY, LLC	32 BRIAR LN
CVIO-25-00193	223 SO. 10TH AVE	223 SO. 10TH AVE			3602	35.01		JING, XIAOJU & LANDI, JOSEPH R	223 SO. 10TH A
CVIO-25-00192	209 DARTMOUTH ST	209 DARTMOUTH ST			3907	3		LAUFNICK,AMAND A & MCMAHON,MICHA EL	209 DARTMOUTH ST.
CVIO-25-00191	118 RARITAN AVE	118 RARITAN AVE			2201	2		PGR REALTY LLC	215 WASHINGTON AVE
CVIO-25-00184	206 SO. 4TH AVE.	206 SO. 4TH AVE.			2901	22		COHEN, MOSHE	393 OAK STREET
CVIO-25-00185	206 SO. 4TH AVE.	206 SO. 4TH AVE.			2901	22		COHEN, MOSHE	393 OAK STREET
CVIO-25-00186	206 SO. 4TH AVE.	206 SO. 4TH AVE.			2901	22		COHEN, MOSHE	393 OAK STREET

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
	12/03/2025	01/05/2026	False						Failure to do rental inspection for rental units. 5 year inspection if tenants are the same Initial inspection \$125 for change of occupancy	
WE	12/03/2025	12/15/2025	False			12/10/2025			\$150 FOR EACH UNIT IS NEEDED AND INSPECTION MUST BE CONDUCTED Remove all excessive accumulation of rubbish/garbage.	Exterior
TH	12/03/2025	01/05/2026	False						Failure to apply for rental inspection. Failure to apply for visual lead based paint inspection.	
ON	12/03/2025	01/05/2026	True	12/17/2025					Failure to submit and complete for rental+ inspection.	
ET	11/24/2025	12/24/2025	True	12/30/2025		11/24/2025			Failure to due visual lead based paint mandated by DCA. All visual inspections must be conducted every 3 years or change of occupancy.	
ET	11/24/2025	12/24/2025	False						Repair damaged flooring in common hallway by bathroom	Unit 1
ET	11/24/2025	12/24/2025	False						Clean/ Scrape/Paint bathroom ceiling area. Meldew built up due to lack of ventilation.	
									Re-paint ceiling area.	

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	1,500.	Christian Sumano
	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	500.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Property maintenance code	135-23	Property Maintenance	.	Christian Sumano
	Interior surfaces	PM-305.3	Property Maintenance 2	.	Christian Sumano
	Interior surfaces	PM-305.3	Property Maintenance 2	.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-25-00187	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00188	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00189	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00190	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00182	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00183	206 SO. 4TH AVE.		206 SO. 4TH AVE.		2901	22		COHEN, MOSHE	393 OAK STREI
CVIO-25-00198	105 NO. 4TH AVE.		105 NO. 4TH AVE.		1401	26		105 N FOURTH LLC	143 BEDFORD
CVIO-25-00181	19 NO. 7TH AVE.		19 NO. 7TH AVE.		1302	33		SIEGEL, AVROHOM&STER NFELD-SIEGEL,B	19 NO 7TH AVE

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
ET	11/24/2025	12/24/2025	False						Install working smoke and carbon monoxide detector 10ft off the bedroom. (Outside bedroom	Unit 1
ET	11/24/2025	12/24/2025	False						Repair cabinet doors	Unit 1 Kitchen
ET	11/24/2025	12/24/2025	False						Repair/scrape/paint cracks damaged walls and by living room windows.	
ET	11/24/2025	12/24/2025	False						Bleed out radiators	Unit 1
ET	11/17/2025	12/17/2025	False			11/17/2025			Rental inspection is required for change of tenant or every 5 years if tenant is the same.	
									Failure to submit rental application/registration.	
ET	11/12/2025	12/24/2025	False			11/24/2025			Failure to apply for rental inspection before tenant move in.	
ST	11/08/2025	01/08/2026	False			12/09/2025			Failure to submit renewal vacant registration	
:	10/27/2025	11/27/2025	False			10/27/2025			Repair sidewalk. Grinding down the sidewalk to where no tripping hazard is present is allowed. No permits required)	
									Sidewalk is raised and causing hazard conditions to the property. Complaint was submitted.	

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
Smoke detectors		PM-705.5	Property Maintenance	.	Christian Sumano
Interior surfaces		PM-305.3	Property Maintenance	.	Christian Sumano
Interior surfaces		PM-305.3	Property Maintenance 2	.	Christian Sumano
Heat supply		PM-602.2.1	Property Maintenance 2	.	Christian Sumano
Certificate of Leased Occupancy and Registration		135-24	Property Maintenance	1,000.	Christian Sumano
Certificate of Continuing Occupancy		135-24	Property Maintenance	.	Christian Sumano
Registration required; access to vacant properties.		303-15	Property Maintenance	1,500.	Christian Sumano
Sidewalks and driveway		302.3	Property Maintenance	.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-25-00180	223 SO. 10TH AVE		223 SO. 10TH AVE		3602	35.01		JING, XIAOJU & LANDI, JOSEPH R	223 SO. 10TH A
CVIO-25-00179	1003 SHEP DR		1003 SHEP DR		503	43	C1003	VARUGHESE, KALA	1003 SHEP DR
CVIO-25-00178	120 HARPER ST. Unit 126-1A		HIGHLAND LIVING LLC		2401	29		HIGHLAND LIVING LLC	293 LAWRENCI AVE 2ND FL
CVIO-25-00177	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		Wing Nam Lam	91 Dutch Rd
CVIO-25-00175	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		Wing Nam Lam	91 Dutch Rd
CVIO-25-00174	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		Wing Nam Lam	91 Dutch Rd
CVIO-25-00173	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		Wing Nam Lam	91 Dutch Rd
CVIO-25-00172	226 BENNER ST.		226 BENNER ST.		2302	5		NELSON, OTIS & LAURA	226 BENNER S

<u>ss</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Locatio</u>
VE	10/22/2025	11/05/2025	False			10/22/2025			Remove all accumulation of rubbish or garbage. Failure to comply by abatement date will be an automatic court summons and violation fines.	
	10/21/2025	11/04/2025	False							
≡	10/16/2025	10/23/2025	False			10/16/2025			RENTAL INSPECTION IS REQUIRED BEFORE TENANT MOVE IN	
	10/14/2025	10/31/2025	False			11/04/2025			Annual License Fee	
	10/14/2025	10/31/2025	False			11/04/2025			Before Issuing a permit, the approving authority shall determine that the following standards are met:	
	10/14/2025	10/31/2025	False			11/04/2025			No application for used car sales	
	10/14/2025	10/31/2025	False			11/04/2025			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	
T.	10/10/2025	10/24/2025	False			10/10/2025			Effective August 1, 2017, the owner of any vacant or abandoned property as defined herein shall register with the Borough of Highland Park pursuant to 302-12 of this article.	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
Accumulation of rubbish or garbage		PM-306.1	Property Maintenance 2	1,000.	Christian Sumano
Sleeping area	404.5.1		Property Maintenance		Christian Sumano
Certificate of Leased Occupany and Registration	135-24		Property Maintenance	300.	Christian Sumano
Annual License Fee	400-4		Borough Ordinance or Mandate	1,000.	Scott Brescher
Automobile Dealers	230-93(1)		Borough Ordinance or Mandate	1,000.	Scott Brescher
License Application	400-3		Borough Ordinance or Mandate	1,000.	Scott Brescher
License Required.	400-1		Borough Ordinance or Mandate	1,000.	Scott Brescher
Registration required; access to vacant properties.	303-15		Property Maintenance	1,000.	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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-25-00171	116 SO. 8TH AVE.		ROCKE,JOHN		3107	13		ROCKE,JOHN	116 SO. 8TH. A'
CVIO-25-00170	111 SO. 3RD AVE		111 SO. 3RD AVE		3003	2		HIGHLAND PARK GARDENS LLC	500 RIVER AVE STE 250
CVIO-25-00162	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		WING NAM LAM	91 DUTCH RD
CVIO-25-00163	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		WING NAM LAM	91 DUTCH RD
CVIO-25-00165	205 WOODBRIDGE AVE.		205 WOODBRIDGE AVE.		3906	8		WING NAM LAM	91 DUTCH RD

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
VE.	10/02/2025	12/02/2025	False						Repair damaged deck	
:	09/26/2025	10/03/2025	True	10/21/2025	PAID \$150 EACH FOR 9 UNITS MOVED IN PAID \$1,350. ON 10/21/25	09/26/2025			Failure to do rental inspections. I need a list of all units that moved January 2025 to current	
	09/25/2025	10/09/2025	True	10/08/2025		09/25/2025			Before issuing a permit, the approving authority shall determine that the following standards are met:	
	09/25/2025	10/09/2025	True	10/08/2025		09/25/2025			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	
	09/25/2025	10/09/2025	True	10/09/2025		09/25/2025			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.	

(9/10/2025 - 3/10/2026, 140 records)

<u>in</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Stair and walking surfaces	PM-304.10	Property Maintenance 2	.	Christian Sumano
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Automobile Dealers	230-93(1)	Borough Ordinance or Mandate	.	Scott Brescher
	License Required.	400-1	Borough Ordinance or Mandate	.	Scott Brescher
	Automobile Dealers	230-93(1)	Borough Ordinance or Mandate	.	Scott Brescher



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>Qualifier</u>	<u>Owner Name</u>	<u>Owner Address</u>
CVIO-25-00169	120 HARPER ST.		120 HARPER ST.		2401	29		HIGHLAND LIVING LLC	293 LAWRENCE AVE 2ND FL
CVIO-25-00168	713 SO. 2ND AVE		713 SO. 2ND AVE		2504	24		BAUER, ROBERT C. & MIRIAM	713 SO. 2ND. A
CVIO-25-00166	1412 CENTRAL AVE.		1412 CENTRAL AVE.		4107	1		FRIEDLANDER, AMIT & TATIANA	1412 CENTRAL AVE
Grand Totals									

<u>SS</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Closed</u>	<u>Closed Date</u>	<u>Closed Notes</u>	<u>Notice Date</u>	<u>Tenant Name</u>	<u>Tenant Cell Phone</u>	<u>Summary</u>	<u>Infraction Location</u>
3	09/23/2025	09/30/2025	False			10/07/2025			Failure to apply for rental inspection. \$150 emergency fee. Violation will be waived.	2 Woodbridge and 120 Harper
VE.	09/17/2025	09/24/2025	False			09/17/2025			Trim down bushes impeding corner turn	
	09/17/2025	09/24/2025	False			09/17/2025			Remove concrete from front of the house	

(9/10/2025 - 3/10/2026, 140 records)

<u>In</u>	<u>Statute</u>	<u>Statute Number</u>	<u>Statute Source</u>	<u>Balance</u>	<u>Issuing Officer</u>
	Certificate of Leased Occupancy and Registration	135-24	Property Maintenance	.	Christian Sumano
	Exterior Property	301.3	Property Maintenance	.	Christian Sumano
	Accumulation of rubbish or garbage	PM-306.1	Property Maintenance 2	.	Christian Sumano
					41,350.