

Borough Clerk

From: Borough Clerk
Sent: Wednesday, June 3, 2026 3:34 PM
To: Tax Collector; MPICCOLI; Technical Assistant; Fire Prevention Secretary; Administrative Assistant to the Construction Department; QOL Enforcement Officer
Cc: OPRA
Subject: FW: [EXTERNAL] OPRA request - Opra Request

Categories: OPRA

OPRA Request From: Nathan Stallone

Received On: 6/3/2026

Requesting Records From: Tax Collection, Building Department, Fire Department, Property Maintenance

Due: ASAP but not later than 6/8/2026

Instructions for Responding Department:

If an extension of time is required:

- Advise opra@franklinlakes.org with reason and date a response will be ready

If you have responsive records:

- Snapshot the records to Laserfiche behind the OPRA Request and make necessary redactions
- Change the Laserfiche Metadata Status Field to Awaiting Custodian Review
- The Borough Clerk's office will review the document(s) and send a response to the requestor

If you have no responsive records:

- Respond to requestor that no responsive records were found for your department
- Change the Laserfiche Metadata Status Field to Complete
- The Borough Clerk's office will file the completed request

Questions may be directed to the Borough Clerk's Office at 201-891-4000 x1200 or via email to opra@franklinlakes.org.

Gail M. Rulli, RMC, CMR
Borough Clerk
Deputy Registrar
Borough of Franklin Lakes
480 DeKorte Drive
Franklin Lakes, NJ 07417
201-891-4000 x1202

Note: You are advised that this e-mail and all responses to this e-mail, including all attachments, may constitute "public records" which may be obtained by any person filing a request under the Open Public Records Act (OPRA). There should be no expectation that the content of e-mails exchanged with municipal officials and employees will remain private.

-----Original Message-----

From: Nathan Stallone [<mailto:opra+request-92029-53732a4e@requests.opramachine.com>]
Sent: Tuesday, June 2, 2026 10:33 AM
To: Borough Clerk <grulli@franklinlakes.org>
Subject: [EXTERNAL] OPRA request - Opra Request

Dear Franklin Lakes Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-5(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

Tax Delinquent

- A list of all property addresses that have an unpaid property tax bill for the last 12 months. Please also include in the list or separately a list of properties whose property tax bill was lien against the property.

Water Shut Off / Utility Liens – The Borough does not own a water utility; therefore, there are no such records.

- A list of all property addresses that have had their water bill lien against the property, have failed to pay their water bill, or have had the water shut off at any point in the last 10 months.

Fire Damage List

- A list of all property addresses that the fire department has received an emergency call to in the last 90 days.

Code Violation

- A list of property addresses that have received any code violations in the last 6 months

Vacant List

- A list of all properties that the city deems to be currently vacant or abandoned.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,
Nathan

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-92029-53732a4e@requests.opramachine.com

Is grulli@franklinlakes.org the wrong address for OPRA requests to Franklin Lakes Borough? If so, please contact us using this form:

https://url.emailprotection.link/?bvTZIw4Z14T5Iqbk49D9nXjdo1XleliYVw317ywAnS6lP94sgGFAa_bUp8AaNn9goolzCFHgpATZbpRhXICpihdETGvT_wfw39f6Qj7-ga83MCGrloSaKate68Cqa4eplx

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://url.emailprotection.link/?bkJtic3N_QpNILBEnu3WSoRRFuS2W9xS4_Mlpjd5rcS4mAYdeT8Rd-mgpM8OTAxHVS8Us_Hq3HEYl0SpFQiU-6Q~~

View this OPRA request & responses online:

[https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET
Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUqbhkbG9t](https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET
Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUqbhkbG9t)

Please note that in some cases publication of requests and responses will be delayed

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Borough Clerk

From: Borough Clerk
Sent: Wednesday, June 3, 2026 3:34 PM
To: Nathan Stallone
Cc: OPRA
Subject: 2026-06-03 Stallone, Nathan - OPRA Request

Categories: OPRA

Nathan,

Your request was received on 6/3/2026 and assigned to the following department(s) for response: Tax Collection, Building Department, Fire Department, Property Maintenance

The Borough does not own a water utility; therefore, there are no such records for your request for " Water Shut Off / Utility Liens".

In accordance with OPRA, custodians generally have seven (7) business days to respond to your request. A response will be provided within the statutory timeframe. Responses are provided on a rolling basis as each department responds with the requested records.

Questions may be directed to the Borough Clerk's Office at 201-891-4000 x1200 or via email to OPRA@franklinlakes.org.

Additional information may be found at <https://www.franklinlakes.org/publicrecords>

Gail M. Rulli, RMC, CMR
Borough Clerk
Deputy Registrar
Borough of Franklin Lakes
480 DeKorte Drive
Franklin Lakes, NJ 07417
201-891-4000 x1202

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-----Original Message-----

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Yours faithfully,

Nathan

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opra+request-92029-53732a4e@requests.opramachine.com

Is grulli@franklinlakes.org the wrong address for OPRA requests to Franklin Lakes Borough? If so, please contact us using this form:

https://url.emailprotection.link/?bvTZIw4Z14T5Iqbk49D9nXjdo1XleliYVw317ywAnS6lP94sgGFAa_bUp8AaNn9goolzCFHgpATZbpRhXICpihdETGvT_wfw39f6Qj7-ga83MCGrloSaKate68Cqa4eplx

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://url.emailprotection.link/?bkJtic3N_QpNILBEnu3WSoRRFuS2W9xS4_Mlpjd5rcS4mAYdeT8Rd-mgpM8OTAxHVS8Us_Hq3HEYl0SpFQiU-6Q~~

View this OPRA request & responses online:

https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET_Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUUbqhkbG9t

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For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



Property Registry

(All Dates, Filtered [Active Abandoned] - 24 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>
729 McCoy Rd.	538 FRANKLIN AVENUE	Abandoned Property	True	12/31/2025	Residential	2,500.
	729 MCCOY ROAD	Abandoned Property	True	12/31/2026	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	12/31/2026	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	954 PINES TERRACE	Abandoned Property	True	12/31/2026	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.
	236 MABLE ANN AVENUE	Abandoned Property	True	12/31/2026	Residential	500.



Property Registry

(All Dates, Filtered [Active Abandoned] - 24 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>
1011 COLONIAL RD.	702 SABER DRIVE	Abandoned Property	True	12/31/2026	Residential	500.
	814 SUSSEX ROAD	Abandoned Property	True	12/31/2026	Residential	500.
	1011 COLONIAL ROAD	Abandoned Property	True	12/31/2026	Residential	1,600.
	672 FRANKLIN AVENUE	Abandoned Property	True	12/31/2026	Residential	500.
	320 ALGONQUIN ROAD	Abandoned Property	True	12/31/2025	Residential	500.
Grand Totals						14,700.



Violations

(12/8/2025 - 6/30/2026, 86 records)

<u>Tracking Number</u>	<u>Location Address</u>	<u>Block</u>	<u>Lot</u>	<u>Issue Date</u>	<u>Status</u>	<u>Closed Date</u>	<u>Summary</u>	<u>Statute</u>	<u>Statute Number</u>
QOL-25-0357	670 SHAWNEE DRIVE	1110.07	2	12/08/2025	Closed	12/30/2025	Leaves in roadway for multiple days. Leaves must be removed by compliance date or a summons will be issued.	§ 411-17 Prohibited conduct.	411-17
QOL-25-0358	727 DAKOTA TRAIL	1110.05	11	12/08/2025	Closed	12/16/2025	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.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-25-0359	759 OLD MILL ROAD	2511.03	3.01	12/09/2025	Open		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.	§ 425-25 Permit required; issuance requirements.	425-25A
QOL-25-0360	610 ORCHARD LANE	2310	1	12/09/2025	Closed	12/17/2025	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.	§ 411-17 Prohibited conduct.	411-17



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QOL-25-0361	617 ORCHARD LANE	2304.10	1	12/09/2025	Closed	12/18/2025	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.	§ 411-17 Prohibited conduct.	411-17
QOL-25-0362	909 PINECROFT COURT	1314.05	3.04	12/09/2025	Closed	12/18/2025	Dumpster in driveway without first obtaining dumpster permit. Must apply for a permit prior to the compliance date to abate violation. Dumpster removed. Dumpster removed from driveway, closed violation.	§ 300-136 Permit procedure.	300-136
QOL-25-0363	264 GREGORY ROAD	2604	1.05	12/10/2025	Closed	12/29/2025	Leaves in roadway, leaves are not allowed to be placed in street at any time. Leaves must be removed by compliance date or a summons will be issued.	§ 411-17 Prohibited conduct.	411-17
QOL-25-0364	860 HURON ROAD	2202.04	1.10	12/10/2025	Closed	12/24/2025	Dumpster in driveway without first obtaining dumpster permit. Must apply for dumpster permit prior to compliance date to abate violation.		



Violations

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QOL-25-0365	809 OLD MILL ROAD	2513	2	12/15/2025	Closed	12/31/2025	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. Right of way trees are the responsibility of the homeowner to care for and maintain, not the borough of Franklin Lakes.	§ 373-2 Duty to remove after notice.	373-2
QOL-25-0366	713 CINNAMON LANE	2310	1.081	12/17/2025	Closed	12/29/2025	Dumpster in driveway, no temporary storage container permit filed. Must apply for a dumpster permit prior to compliance date to abate violation. Applied for dumpster permit 12/29/2025	§ 300-136 Permit procedure.	300-136
QOL-25-0367	877 PUEBLO DRIVE	1210.01	9.01	12/29/2025	Closed	01/06/2026	Dumpster on driveway without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



Violations

(12/8/2025 - 6/30/2026, 86 records)

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QOL-25-0368	390 MOUNTAIN AVENUE	1511.03	1.05	12/31/2025	Closed	01/14/2026	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.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0001	217 OSAGE LANE	2101.17	12	01/05/2026	Closed	03/13/2026	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.	§ 300-136 Permit procedure.	300-136
QOL-26-0002	211 WASHINGTON STREET	1508	34	01/07/2026	Closed	01/15/2026	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.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0003	524 HADDON PLACE	2416	1.03	01/08/2026	Closed	01/08/2026	For lease sign erected without first obtaining a temporary sign permit. You must apply for a temporary sign permit prior to compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0004	524 HADDON PLACE	2416	1.03	01/08/2026	Closed	01/14/2026	Car must be removed from lawn and the Borough's Right of Way prior to compliance date or summons will be issued.	§ 311-18 Parking on lawns.	311-18



Violations

(12/8/2025 - 6/30/2026, 86 records)

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QOL-26-0005	562 FRANKLIN AVENUE	2414	5.01	01/08/2026	Closed	01/29/2026	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.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0006	739 ARNOLD DRIVE	3304	11	01/14/2026	Open		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.	§ 390-11 Prohibited conduct.	390-11D
QOL-26-0007	641 DAKOTA TRAIL	2101.04	16	01/22/2026	Closed	02/09/2026	POD in driveway without first obtaining a temporary storage container permit. You must apply for a permit for the POD prior to the compliance date to abate violation. This permit is valid for 90 days.	§ 300-136 Permit procedure.	300-136
QOL-26-0009	975 SCIOTO DRIVE	2101.08	14	01/22/2026	Closed	02/04/2026	POD in driveway without first obtaining a permit. You must apply for a temporary storage permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0010	639 PAWNEE LANE	3103.02	12.01	01/22/2026	Closed	01/28/2026	For sale sign posted without first obtaining a temporary sign permit. You must apply for a temporary sign permit for the for sale sign prior to compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0011	750 NATURES WAY	1503.02	12	02/19/2026	Closed	03/10/2026	Garbage and refuse in driveway. Must be removed by compliance date to abate violation.	§ 373-25 Maintenance of premises.	373-25A
QOL-26-0012	889 CIRCLE AVENUE	1512.01	1.02	02/19/2026	Closed	02/26/2026	POD in rear yard without first obtaining a permit. You must apply for a permit for this POD prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0013	853 SHADOW RIDGE ROAD	1607.01	11	02/19/2026	Open		For sale sign installed without first obtaining a temporary sign permit. You must apply for a permit for the sign prior to the compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0014	712 HORSESHOE TRAIL	1607.08	11	02/19/2026	Closed	03/06/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



Violations

(12/8/2025 - 6/30/2026, 86 records)

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QOL-26-0015	558 HIGH MOUNTAIN ROAD	3103.01	16	02/24/2026	Closed	03/26/2026	(2) dangerous trees near roadway which pose an imminent hazard to the public. Both trees were assessed by the borough's shade tree specialist and must be removed. A tree removal permit must be obtained and trees must be removed prior to the compliance date to avoid further violations and/or summons. Please give me a call if you have any questions.	§ 373-2 Duty to remove after notice.	373-2
QOL-26-0017	630 KNOLLWOOD ROAD	1315.02	4	02/25/2026	Open		Home is vacant and must be registered on abandoned property list as a vacant property. This must be filed prior to compliance date to abate violation. Summons will be issued if not completed. Property must be maintained regularly.	§ 370-1 Purpose and intent.	370-1
QOL-26-0019	630 KNOLLWOOD ROAD	1315.02	4	02/25/2026	Closed	03/05/2026	Dumpster permit expired 12/18/2025. You must reapply for new dumpster permit prior to compliance date to abate violation and avoid future violations/summons.	§ 300-136 Permit procedure.	300-136



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QOL-26-0020	735 FRANKLIN AVENUE	2506	2	02/26/2026	Closed	03/17/2026	Please be advised that the monitoring well cap located in the roadway near 493 Cherry Street has been found to be missing. The Town Engineer has determined that this monitoring well is associated with the gas station, and that the gas station is solely responsible for its repair and replacement. The absence of this cap may constitute an imminent safety hazard and requires immediate attention. The cap must be repaired or replaced as soon as possible and no later than the stated compliance date. Failure to correct this condition prior to the compliance date will result in the issuance of a summons without further notice.	§ 373-25 Maintenance of premises.	373-25H
QOL-26-0021	907 SCIOTO DRIVE	2101.08	22	03/02/2026	Closed	03/24/2026	A dumpster permit must be obtained from the zoning/building department before dumpster can be delivered. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0022	771 COLONIAL ROAD	1304	6	03/02/2026	Open		Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0023	525 FRANKLIN AVENUE	2413.02	1	03/05/2026	Open		For sale sign installed without first obtaining a for sale sign permit. You must apply for temporarysign/for sale sign permit prior to compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0024	670 CHEYENNE DRIVE	1110.06	11	03/11/2026	Closed	04/14/2026	Driveway has accumulation of garbage and household goods. Garbage and refuse must be removed on or before compliance date to abate violation. A follow up inspection is scheduled..	§ 373-25 Maintenance of premises.	373-25A
QOL-26-0025	679 CHEYENNE DRIVE	1110.08	1	03/11/2026	Closed	03/25/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



Violations

(12/8/2025 - 6/30/2026, 86 records)

<u>Tracking Number</u>	<u>Location Address</u>	<u>Block</u>	<u>Lot</u>	<u>Issue Date</u>	<u>Status</u>	<u>Closed Date</u>	<u>Summary</u>	<u>Statute</u>	<u>Statute Number</u>
QOL-26-0026	457 DEVONSHIRE DRIVE	3302.03	3	03/11/2026	Closed	03/17/2026	For sale sign installed without first obtaining a temporary sign permit. You must apply for a temporary sign/for sale sign permit prior to compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)



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QOL-26-0027	3 TICE ROAD	1517	1	03/12/2026	Open		Complaints have been made regarding your property at 3 Tice Rd. It has been observed that the dumpster on the property is overflowing and/or uncovered resulting in debris being blown onto neighboring properties and into/near the roadway and must be addressed immediately. The dumpster must be properly maintained and kept closed at all times to prevent further overflow and the dispersal of trash and debris from the property. All garbage and debris surrounding the dumpster area, as well as any material that has blown onto neighboring properties or adjacent areas, must be fully cleaned and removed prior to the compliance date. Failure to correct these violations may result in the issuance of a summons. Please be advised that this office will conduct regular inspections of the	§ 373-25 Maintenance of premises.	373-25A



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							property to ensure continued compliance. Any future violations will be subject to further enforcement action.		
QOL-26-0028	701 MILLWHEEL COURT	1504.03	14	03/12/2026	Open		A shed has been installed on the above-referenced property without first obtaining the required zoning permit. Pursuant to the Borough's zoning regulations, a zoning permit must be obtained prior to the installation or construction of any accessory structure. This review ensures compliance with applicable requirements, including but not limited to size limitations, setback requirements, and placement on the property. Because a permit was not obtained prior to installation, this condition constitutes a violation of the Borough's zoning ordinance. To correct this matter, you must apply for a zoning permit prior to the compliance date to abate violation.	§ 495-3 Application.	495-3



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QOL-26-0029	797 LINDEN WAY	1516	1.06	03/17/2026	Closed	03/23/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0030	201 FOREST RIDGE COURT	1601.02	1.01	03/17/2026	Closed	05/04/2026	Rock/boulder retaining walls installed without first obtaining a zoning permit. You must apply for a zoning permit for walls installed in front driveway and all other locations by compliance date to abate violation.	§ 495-3 Application.	495-3
QOL-26-0031	425 SADDLE BACK TRAIL	1607.03	5	03/17/2026	Closed	04/13/2026	POD delivered without first obtaining a temporary storage permit. You must apply for a permit for the POD prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0032	255 GLEN PLACE	2709	4.03	03/17/2026	Closed	04/08/2026	Dumpster delivered without first obtaining a zoning permit. You must apply for a dumpster permit prior to the compliance date prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0033	956 CRYSTAL LAKE TERRACE	1431	36	03/18/2026	Closed	03/31/2026	Rear snd sides of property has accumulation of garbage bags, construction debris, and other household goods. All material must be cleaned up and disposed of poperly prior to the compliance date to abate violation and avoid future violations and/or summons. A follow-up inspection is scheduled.	§ 373-25 Maintenance of premises.	373-25A
QOL-26-0034	956 CRYSTAL LAKE TERRACE	1431	36	03/18/2026	Closed	03/31/2026	Mini-Excavator parked on lawn, right rear of property for long periods of time. If not being used for active construction, this excavator cannot be parked overnight. Machine must be moved from property if not being used. A follow-up inspection is scheduled.	§ 300-121 Regulations governing certain accessory structures and uses.	300-121C(6)



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QOL-26-0035	757 SUNSET TERRACE	1421	27	03/23/2026	Closed	04/06/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit at the construction office prior to the compliance date to abate violation. You are occupying the home without obtaining a fire safety certificate. You must apply for a fire safety certificate, certificate of continued occupancy by compliance date to abate violation and/or a summons will be issued. § 259-42Fire certificate required. Before any residential dwelling is sold, leased, or otherwise made subject to a change of occupancy, the owner shall obtain a fire certificate.	§ 300-136 Permit procedure.	300-136
QOL-26-0037	891 WOODFIELD ROAD	1202.02	9	03/23/2026	Closed	04/06/2026	Garbage and household materials in driveway must be removed prior to compliance date to abate violation. A follow up inspection is scheduled. Please see ordinance for clarification.	§ 373-25 Maintenance of premises.	373-25A



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QOL-26-0038	817 APPLE RIDGE ROAD	2312	3	03/23/2026	Closed	03/31/2026	Dumpster was delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0039	514 SHIRLEY AVENUE	1424	10	03/23/2026	Closed	03/30/2026	Multiple temporary garages/car ports have fallen and are in disrepair. Temporary car ports, garages, etc. are only allowed for 180 days and a permit is required. These said garages must be cleaned up by compliance date to abate violation and a permit is required to erect a new one. Please see ordinance for clarification. § 495-1Zoning permit required. [Amended 11-20-2018 by Ord. No. 1760; 11-21-2023 by Ord. No. 1928] No building permit or certificate of occupancy shall be issued for a building, structure or use, or any enlargement, expansion or change of use or change of tenancy prior to the approval of a zoning permit by the Zoning Officer. In addition, a zoning permit is required for home occupations. Temporary structures (less than 120 square feet for less than 180 days), including tents, tensioned	§ 373-25 Maintenance of premises.	373-25A



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QOL-26-0041	768 HIGH WOODS DRIVE	2307	1.04	03/24/2026	Closed	04/06/2026	membranes, canopies and greenhouses: \$75. Contractor and Designer's signs are on property and must be removed prior to compliance date to abate violation. Construction is completed and there is a 7 day window signs must be removed from completion.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(a)[4]
QOL-26-0042	264 INDIAN TRAIL DRIVE	2101.03	6	03/26/2026	Closed	04/08/2026	Dumpster delivered without first filing for dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0043	765 COLONIAL ROAD	1304	5	03/26/2026	Closed	04/01/2026	Dumpster in driveway without first obtaining a dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0044	805 PUEBLO DRIVE	2201	1	04/02/2026	Closed	04/10/2026	Dumpster delivered without first obtaining a temporary storage container permit. You must apply for a dumpster permit prior to compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0045	240 OTTOWA LANE	1210	7.01	04/02/2026	Open		For sale sign installed without first obtaining for sale/temporary sign permit. You must apply for thsi sign permit prior to thecompliance date to abate violation	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0046	602 GRANDVIEW TERRACE	3304	1.04	04/02/2026	Closed	04/14/2026	Dumpster delivered without first obtaining dumpster permit. Previous dumpster permit expired 9/16/2025 and new one must be applied for. Please apply for a new dumpster permit prior to the compliance date to abate violation.		
QOL-26-0049	787 PEACH TREE LANE	2304.04	13.01	04/06/2026	Closed	04/15/2026	For sale sign installed without first obtaining a for sale sign permit. You must apply for sign permit prior to the compliance date to abate violation.	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0050	970 ARAPAHO TRAIL	1317.01	5	04/06/2026	Closed	04/13/2026	Dumpster delivered without first obtaining a dumpster permit prior to delivery. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0048	672 FRANKLIN AVENUE	2401.03	2.02	04/07/2026	Closed	04/28/2026	Tires, garbage, and other debris piled and stored in side yard bordering 674-678 Franklin Avenue. This garbage and debris must be removed by the compliance date to abate violation and to avoid future violations and/or summons.	§ 373-25 Maintenance of premises.	373-25A
QOL-26-0051	783 SUNSET TERRACE	1421.01	15	04/07/2026	Closed	05/21/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0052	605 OLD FORGE LANE	1106	13	04/07/2026	Closed	05/11/2026	Large hazardous tree with significant damage on lower trunk, this tree poses an imminent hazard to the public. Tree was assessed by the borough's shade tree specialist and tree must be removed. A tree removal permit must be applied for and tree must be removed prior to the compliance date to abate violation and avoid future violations and or summons. A tree removal permit can be applied for online through our borough website at franklinlakes.org Please call me if you have any questions or need any assistance with the online form.	§ 373-2 Duty to remove after notice.	373-2
QOL-26-0053	204 DEERFIELD LANE	2409.01	3.03	04/07/2026	Open		For sale/rent sign installed without first obtaining a temporary sign permit. You must apply for a temporary sign permit prior to the compliance date to abate violation. You can apply at the borough hall, downstairs in the construction office	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)



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QOL-26-0054	232 HIDDEN GLEN COURT	2406.01	9.01	04/07/2026	Closed	04/28/2026	For sale sign installed without first obtaining a temporary sign permit. You must apply for a temporary sign permit prior to the compliance date to abate violation. You can apply at the borough hall, downstairs in the construction office	§ 300-128 Permitted signs; prohibitions and limitations; permits.	300-128C(1)(c)
QOL-26-0055	287 PULIS AVENUE	2601	2	04/14/2026	Open		Large amounts of household items, boxes, etc. in driveway near roadway, in front and sides of house. This all must be removed prior to compliance date or a summons will be issued. A follow up inspection is scheduled.	§ 373-25 Maintenance of premises.	373-25A
QOL-26-0056	630 KNOLLWOOD ROAD	1315.02	4	04/16/2026	Open		As per requirements, under pool and safety code, you are required to install a pool barrier around the entire perimeter of the pool. A field observation was conducted and there isn't a pool fence on the property and this is a life safety issue. All permits must be filed prior to the compliance date to avoid summons and fines.	§ 220-5 Swimming pool fences; violations and penalties.	220-5A



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QOL-26-0057	630 KNOLLWOOD ROAD	1315.02	4	04/16/2026	Open		Areas of the driveway and surrounding areas must be cleaned up prior to the compliance date to abate violation. Piles of logs and debris must be removed and property must be maintained regularly.	§ 373-25 Maintenance of premises.	373-25I
QOL-26-0058	1001 CRYSTAL LAKE TERRACE	1428	32	04/16/2026	Closed	04/23/2026	Dumpster delivered without first obtaining a dumpster permit. A dumpster permit must be applied for prior to the compliance date to abate violation. 4/23/2026: Dumpster Permit Issued, Closed Violation.	§ 300-136 Permit procedure.	300-136
QOL-26-0059	782 LINDEN WAY	1516.01	1.05	04/21/2026	Closed	04/30/2026	Shed erected in rear of property without first obtaining proper zoning permit. You must apply for a zoning permit prior to compliance date to abate violation. Future violations and/or summons may be issued if you do not comply.	§ 495-3 Application.	495-3
QOL-26-0060	425 SADDLE BACK TRAIL	1607.03	5	04/22/2026	Closed	04/28/2026	Dumpster delivered without first obtaining a dumpster permit. You must apply for a dumpster permit prior to the compliance date to abate violation.	§ 300-136 Permit procedure.	300-136



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QOL-26-0062	921 FRANKLIN LAKE ROAD	2201.07	11	05/05/2026	Open		Driveway being expanded without first obtaining a zoning permit. You must apply for a zoning permit prior to compliance date to abate violation and avoid future violations/summons. Any expansion of any hardscaping, driveways, etc require zoning review prior to work being started.	§ 425-25 Permit required; issuance requirements.	425-25A
QOL-26-0064	440 DEKORTE DRIVE	2401.01	3.01	05/27/2026	Open		Carpet at curb must be removed immediately. All bulk pickup must be scheduled for pick up and placed at curb at borough's requested hours. Garbage and other items cannot be stored at curb until pickup is scheduled. Please see town website for all pickup dates. A follow-up inspection is scheduled.	§ 311-8 Placement and removal of trash receptacles; cleanup of litter and debris.	311-8A
QOL-26-0065	236 MULBERRY WAY	1211	2.04	05/27/2026	Open		Lawn and weeds overgrown, property not maintained. Lawn and all weeds must be cut back to town code by compliance date or a summons will be issued.	§ 373-26 Maintenance of exterior structure.	373-26I



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QOL-26-0066	480 LAKESIDE BOULEVARD	1401	4	05/27/2026	Open		Lawn and weeds are overgrown. Property must be maintained and grass/weeds must be cut back to town code by compliance date to abate violation and maintained regularly.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0068	924 FRANKLIN AVENUE	1428	3	05/27/2026	Open		Grass is overgrown and exceeds code for high grass. Grass must be cut by compliance date to abate violation and maintained regularly to avoid future violations and/or summons.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0069	905 FRANKLIN AVENUE	1504	4	05/27/2026	Open		Grass is overgrown and exceeds code for high grass. Grass must be cut by compliance date to abate violation and maintained regularly to avoid future violations and/or summons.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0070	211 MABLE ANN AVENUE	2504	5	05/27/2026	Open		Grass is overgrown and exceeds code for high grass. Grass must be cut along curb back on Mabel Ann and Pulis Ave. by compliance date to abate violation and maintained regularly to avoid future violations and/or summons.	§ 373-26 Maintenance of exterior structure.	373-26I



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QOL-26-0071	200 PULIS AVENUE	1601	4	05/27/2026	Open		High Grass 200-208 Pulis. Grass must be cut to town code prior to compliance date to abate violation and prevent summons issued. Grass must be maintained regularly.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0072	979 HIGH MOUNTAIN ROAD	1318	1	05/27/2026	Open		High Grass along Summit Avenue and High Mountain Rd. All grass must be cut by compliance date to abate violation and maintained regularly to avoid future violations.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0073	861 HIGH MOUNTAIN ROAD	2202.03	4	05/27/2026	Open		High grass must be cut to code prior to compliance date to abate violation and maintained regularly to avoid future violations and/or summons. Overgrown bushes must be cut back and pruned.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0074	839 SENECA ROAD	2101.15	9	05/27/2026	Open		High grass must be cut prior to compliance date to abate violation and maintained regularly to avoid future violations and/pr summons.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0067	942 FRANKLIN AVENUE	1403	1	05/28/2026	Open		Grass and weeds are overgrown and must be cut back to town code prior to compliance date to abate violation and maintained regularly to avoid summons being issued.	§ 373-26 Maintenance of exterior structure.	373-26I



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QOL-26-0075	211 MABLE ANN AVENUE	2504	5	06/01/2026	Open		Fire Certificate Required-Change of occupancy/tenant	§ 259-42. Fire certificate required.	ARTICLE VII
							You are renting property without first obtaining fire safety inspection. You must apply for fire safety inspection prior to compliance date to abate violation and avoid summons issued.		
QOL-26-0077	783 SUNSET TERRACE	1421.01	15	06/02/2026	Open		Grass is overgrown and exceeds town ordinance of 5" and must be cut by compliance date to abate violation and maintained regularly.	§ 373-26 Maintenance of exterior structure.	373-26I
							All garbage and debris must be removed from front of property.		
QOL-26-0078	809 WINTON GAIT LANE	1607.03	4	06/03/2026	Open		Grass is overgrown and exceeds town ordinance of 5" in length. Grass must be cut by compliance date to abate violation.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0079	853 SHADOW RIDGE ROAD	1607.01	11	06/03/2026	Open		Grass is overgrown and exceeds town ordinance of 5" in length. Grass must be cut by compliance date to abate violation.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0080	796 PHELPS ROAD	1601.02	16.02	06/03/2026	Open		Grass is overgrown and exceeds town ordinance of 5" in length. Grass must be cut by compliance date to abate violation.	§ 373-26 Maintenance of exterior structure.	373-26I



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QOL-26-0081	201 FOREST RIDGE COURT	1601.02	1.01	06/03/2026	Open		Grass is overgrown and exceeds town ordinance of 5" in length. Grass must be cut by compliance date to abate violation.	§ 373-26 Maintenance of exterior structure.	373-26I
QOL-26-0082	777 LINDEN WAY	1516	1.04	06/03/2026	Open		Grass is overgrown and exceeds town ordinance of 5" in length. Grass must be cut by compliance date to abate violation.		
QOL-26-0083	231 HIDDEN POND PATH	1206	17	06/03/2026	Open		Motion-activated deer deterrent being activated continuously and causing annoyance to neighboring properties and must be removed prior to compliance date to abate violation.	§ 329-2 Enumeration of prohibited noises.	329-2A(2)

Grand Totals