



Town of Westfield
959 NORTH AVENUE WEST
WESTFIELD, NJ 07090

Properties in Violation of Building Code

Issued between the dates of 7/1/2025 and 7/6/2026.

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			City:	Westfield Town
Statute:	N.J.A.C. 5:23-2.15(b)1			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			City:	Westfield Town
Statute:	N/A			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			City:	Westfield Town
Statute:	N/A			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			City:	Westfield Town
Statute:	N/A			Zip Code:	07090 State: NJ

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			City:	Westfield Town
Statute:	N/A			Zip Code:	07090 State: NJ



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Properties in Violation of Building Code

Issued between the dates of 7/1/2025 and 7/6/2026.

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	Lot:	38
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)			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.14 (a)			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	Lot:	20
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			City:	Westfield		
Statute:	N.J.A.C. 5:23-2.18			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	Lot:	23
Notice Date:	10/9/2025	Inspection Date:	7/30/2025	Address:	824 TICE PLACE		
Infraction:	Notice and Order of Penalty						
Code:	N/A			City:	Westfield Town		
Statute:	N/A			Zip Code:	07090	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-25-43	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 7/1/2025 and 7/6/2026.

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 7/1/2025 and 7/6/2026.

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	Lot:	69
Notice Date:	1/14/2026	Inspection Date:	1/13/2026	Address:	17 SUNNYWOOD DRIVE		
Infraction:	Notice and Order of Penalty						
Code:	N/A						
Statute:	N/A						
				City:	Westfield		
				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	Lot:	38
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						
Statute:	N.J.A.C. 5:23-2.32						
				City:	Westfield		
				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	Lot:	3
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						
Statute:	N.J.A.C. 5:23-2.16 (j) 2.						
				City:	Westfield		
				Zip Code:	07090	State:	NJ

Violation Number:	V-26-12	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	C-02-26-0178	Subcode:	Administrative	Owner Name:	WARREN, PETER J & KATHRYN J		
Issue Date:	2/19/2026	Compliance Date:	3/6/2026	Block:	3904	Lot:	7
Notice Date:	2/19/2026	Inspection Date:	2/18/2026	Address:	37 MANITOU CIR		
Infraction:	Notice and Order of Penalty						
Code:	N/A						
Statute:	N/A						
				City:	Westfield		
				Zip Code:	07090	State:	NJ

Violation Number:	V-26-18	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided		
Permit Number:	25-0445	Subcode:	Administrative	Owner Name:	Y M C A		
Issue Date:	4/16/2026	Compliance Date:	5/18/2026	Block:	2504	Lot:	20
Notice Date:	4/16/2026	Inspection Date:	4/16/2026	Address:	138 FERRIS PL		
Infraction:	Notice of Violation and Order To Terminate						
Code:	N.J.A.C. 5:23 Uniform Construction Code						
Statute:	N.J.A.C. 5:23-2.16 (j) 2.						
				City:	Westfield		
				Zip Code:	07090	State:	NJ



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Issued between the dates of 7/1/2025 and 7/6/2026.

Violation Number:	V-26-22	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	BLUM, ALEXANDER & SOFIA
Issue Date:	4/28/2026	Compliance Date:	4/28/2026	Block:	4401
Notice Date:	4/28/2026	Inspection Date:	4/28/2026	Address:	5 KIRKVIEW CIR
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-26-25	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	n/a	Subcode:	Administrative	Owner Name:	BECKER, THOMAS ANDREW
Issue Date:	4/30/2026	Compliance Date:	4/30/2026	Block:	1905
Notice Date:	5/1/2026	Inspection Date:	4/30/2026	Address:	410 SPRINGFIELD 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-26-26	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	n/a	Subcode:	Administrative	Owner Name:	MALGERI, GEORGE & MALGERI, CRISTINA
Issue Date:	5/5/2026	Compliance Date:	5/20/2026	Block:	5714
Notice Date:	5/5/2026	Inspection Date:	5/5/2026	Address:	1609 CENTRAL AVE
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N/A			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-27	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	26-0496	Subcode:	Administrative	Owner Name:	525 EDGAR RD LLC
Issue Date:	5/15/2026	Compliance Date:	5/12/2026	Block:	2909
Notice Date:	5/15/2026	Inspection Date:	5/12/2026	Address:	525 EDGAR RD
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-26-28	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	26-0212	Subcode:	Administrative	Owner Name:	SIEGLER, DAVID M & CUTTI, AMPARO
Issue Date:	5/19/2026	Compliance Date:	5/19/2026	Block:	2912
Notice Date:	5/19/2026	Inspection Date:	5/19/2026	Address:	558 PIERSON ST
Infraction:	Stop Construction Order				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N.J.A.C. 5:23-2.14 (a)			Zip Code:	07090
				State:	NJ



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WESTFIELD, NJ 07090

Properties in Violation of Building Code

Issued between the dates of 7/1/2025 and 7/6/2026.

Violation Number:	V-26-29	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	26-0212	Subcode:	Administrative	Owner Name:	SIEGLER, DAVID M & CUTTI, AMPARO
Issue Date:	5/19/2026	Compliance Date:	6/3/2026	Block:	2912
Notice Date:	5/19/2026	Inspection Date:	5/19/2026	Address:	558 PIERSON ST
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N/A			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-30	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1699	Subcode:	Administrative	Owner Name:	SPRINGFIELD AVE TSADIK LLC
Issue Date:	5/20/2026	Compliance Date:	5/28/2026	Block:	1905
Notice Date:	5/20/2026	Inspection Date:	5/20/2026	Address:	412 SPRINGFIELD 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-26-32	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-0996	Subcode:	Administrative	Owner Name:	ANGELOSANTE, ANTHONY J & DINA M
Issue Date:	6/9/2026	Compliance Date:	6/12/2026	Block:	5011
Notice Date:	6/9/2026	Inspection Date:	4/28/2026	Address:	1326 PINE GROVE 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. 5:23-2.31			Zip Code:	07090
				State:	NJ

Violation Number:	V-26-33	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	n/a	Subcode:	Administrative	Owner Name:	MALGERI, GEORGE & MALGERI, CRISTINA
Issue Date:	6/17/2026	Compliance Date:		Block:	5714
Notice Date:	6/17/2026	Inspection Date:		Address:	1609 CENTRAL AVE
Infraction:	Notice and Order of Penalty				
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-26-34	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	n/a	Subcode:	Administrative	Owner Name:	387 SPRINGFIELD AVE LLC
Issue Date:	6/18/2026	Compliance Date:	8/17/2026	Block:	3902
Notice Date:	6/18/2026	Inspection Date:	6/17/2026	Address:	387 SPRINGFIELD AVE
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	Westfield
Statute:	N/A			Zip Code:	07090
				State:	NJ



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Properties in Violation of Building Code

Issued between the dates of 7/1/2025 and 7/6/2026.

Violation Number:	V-26-35	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	10-1137	Subcode:	Administrative	Owner Name:	SCHMITT, FREDERICK & KATHRYN
Issue Date:	6/23/2026	Compliance Date:	7/8/2026	Block:	2403 Lot: 32
Notice Date:	6/23/2026	Inspection Date:	5/13/2025	Address:	202 MOUNTAIN AVE
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23 Uniform Construction Code			City:	WESTFIELD
Statute:	N/A			Zip Code:	07090 State: NJ

Violation Number:	V-26-37	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	24-2145+A	Subcode:	Administrative	Owner Name:	GOODMAN FAMILY PARTNERSHIP
Issue Date:	6/26/2026	Compliance Date:	7/13/2026	Block:	3105 Lot: 15
Notice Date:	6/26/2026	Inspection Date:	6/26/2026	Address:	35-39 ELM ST
Infraction:	Notice and Order of Penalty				
Code:	N.J.A.C. 5:23-7 Barrier Free Subcode and ANSI A117.1-1998			City:	Westfield
Statute:	N/A			Zip Code:	07090 State: NJ

Violation Number:	V-26-38	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	N/A	Subcode:	Administrative	Owner Name:	POLONITZA, DAVID I & AUDREY L
Issue Date:	6/26/2026	Compliance Date:	7/13/2026	Block:	1304 Lot: 25
Notice Date:	6/26/2026	Inspection Date:	6/26/2026	Address:	582 SHERWOOD PARKWAY
Infraction:	Notice and Order of Penalty				
Code:	N/A			City:	Westfield
Statute:	N/A			Zip Code:	07090 State: NJ

Violation Number:	V-26-40	Issuing Officer:	Frank Vuoso	☐ Abated	☐ Voided
Permit Number:	25-1397	Subcode:	Administrative	Owner Name:	YRW REALTY LLC
Issue Date:	7/2/2026	Compliance Date:		Block:	2811 Lot: 13
Notice Date:	7/2/2026	Inspection Date:	7/2/2026	Address:	727 WARREN 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