



350 Hudson Avenue, Township of Washington, NJ 07676-4799

Office of the Township Clerk, Susan Witkowski, RMC

switkowski@twpofwashington.us

Phone: 201-664-4425

Fax: 201-664-8281

August 12, 2025/OPRA 414

Via email: opra+request-79191-96c84395@requests.opramachine.com

The Township of Washington received your Open Public Records Act (OPRA) request on August 5, 2025. The official Records Custodian, Susan Witkowski, received your OPRA request on August 5, 2025. As such, the seven (7) business day deadline to respond to your request is August 14, 2025. This response to your request is being provided the 5th day after custodian's receipt of said request.

The following records are being provided in their entirety and are responsive to your request:

993 Adams Place

- Open Permit
- Notice of Violation
- Property Record Card *Please note the following: There is a pending Added Assessment for the new single-family house being built as well as the 2026 Reassessment.

These records are being transmitted to you via electronic format as per your request. Pursuant to N.J.S.A. 47:1A-5. b., the cost associated with this request is no charge.

This OPRA is considered complete.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Washington to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

/s/ Susan Witkowski

Susan Witkowski, RMC

Township Clerk

Township of Washington

201-664-4425/switkowski@twpofwashington.us

From: Su zheng <opra+request-79191-96c84395@requests.opramachine.com>

Date: August 4, 2025 at 11:02:01 PM EDT

To: Town Clerk <townclerk@twpofwashington.us>

Subject: OPRA request - Opra Request 993 Adams pl

OR-414

Caution: External E-mail



E-MAILED

8/12/25

RECEIVED

AUG - 5 2025

TOWNSHIP CLERK

Dear Washington Township (Bergen),

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-6(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 NOT use the requested government records for a commercial purpose.

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

Address: 993 Adams pl Block 2311 lot 13.01

Records requested:

1. Open and closed permits for work at the property for the last 20 years
2. Documents regarding any variance pending, granted or denied for the property.
3. Complaints filed by the municipality and other citations for code or other violations at the property.
4. Any pending or finalized assessments for the property.
6. Any deed, easement or other restriction of record for the property.
7. Inspections for environmental issues, water wells, sanitary disposal systems and underground fuel tanks for the property.
8. The current certificate of occupancy for the property.
9. Any document indicating if the property is in a flood zone.
10. A list of off-site conditions that may affect the value of the property that is maintained

by the municipality pursuant to the New Residential Construction Off-Site Conditions Disclosure Act.

11.Copy of property card

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,

Su Zheng

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-79191-96c84395@requests.opramachine.com

Is townclerk@twpofwashington.us the wrong address for OPRA requests to Washington Township (Bergen)? If so, please contact us using this form:

https://urldefense.proofpoint.com/v2/url?u=https-3A__opramachine.com_change-5Frequest_new-3Fbody-3Dwashington-5Ftownship-5Fbergen&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=xe6LILGY4fBqf2qF2SfWyQPyzkOmFj7ck01xsbil5ts&m=EShqGf0ziKhXsizR9ILxzzS2M9BvQYnqCXemhM2uotZTV DaQtpXd2ISbtRC3jap2&s=glmoft60QpeTxRYg0v_3thi8gOs4ORD5hJyLdBSzGCw&e=

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

https://urldefense.proofpoint.com/v2/url?u=https-3A__opramachine.com_help_officers&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=xe6LILGY4fBqf2qF2SfWyQPyzkOmFj7ck01xsbil5ts&m=EShqGf0ziKhXsizR9ILxzzS2M9BvQYnqCXemhM2uotZTV DaQtpXd2ISbtRC3jap2&s=nEFPHYZE2tONcLJnmAez95LEyPiZJcaz6mEydHV592w&e=

View this OPRA request & responses online:

https://urldefense.proofpoint.com/v2/url?u=https-3A__opramachine.com_request_opra-5Frequest-5F993-5Fadams-5Fpl&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=xe6LILGY4fBqf2qF2SfWyQPyzkOmFj7ck01xsbil5ts&m=EShqGf0ziKhXsizR9ILxzzS2M9BvQYnqCXemhM2uotZTV DaQtpXd2ISbtRC3jap2&s=nEgK8WQ-3pVbuUBf8FpwKQpFK4BYjh240FfvX-0WfGE&e=

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."



CONSTRUCTION PERMIT

Date Issued 1/21/2025
Control # C-24-0534
Permit # 25-020

IDENTIFICATION Block: 2311 Lot: 13.01 Qualifier _____
Work Site Location: 993 ADAMS PLACE 993 ADAMS PLACE Contractor GE BUILDERS
TOWNSHIP OF WASHINGTON, NJ 07676 Address 305 A HIGHLAND AVENUE PALASADES PARK NJ 07093
Owner in Fee SELECT CENTRAL LLC
993 ADAMS PLACE TOWNSHIP OF WASHINGTON NJ Telephone: (917) 731-1227
07676 Lic. No. or Bldrs. Reg. No. 8462000
Telephone: (917) 731-1227 Federal Employee No. 87-3744382

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☒ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☒ OTHER

DESCRIPTION OF WORK:

NEW SINGLE FAMILY DWELLING/2015 IRC

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.
Estimated Cost of Work \$329,500

Construction Official _____

Date _____

OPEN

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$3,248
Electrical	\$1,010
Plumbing	\$1,350
Fire Protection	\$240
Elevator Devices	\$0
Other	\$160.00
DCA Training Fee	\$151
CO Fee	
Other	\$0
Total	\$6,159
Check No.	1004
Cash	\$0
Credit	\$0
Collected By	Vince Corrado

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



Washington Township

Code Enforcement | Washington Township, NJ

- NOTICE OF VIOLATION -

Select Central Llc
305a Highland Ave
Palisades Park, NJ 07650

Case No: CE-25-0139
RE: 993 Adams Pl
APN: 2311 13.01

RE: CODE VIOLATIONS at 993 Adams Pl, APN#: 2311 13.01

Dear OWNER,

June 19, 2025

As you may be aware, an inspection of the above referenced property was conducted. In an effort to improve and restore the community, we are actively enforcing the Washington Township Municipal Codes and Ordinances. According to available records, you are listed as an owner or other interested party regarding this property. This Notice of Violation is submitted to you, requiring your cooperation in correcting the violations below.

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
Building required to have numbers.	§ 360-39	A. It shall be the duty of the owners, occupants or lessee of all dwellings, rental buildings, condominium or cooperative buildings, apartment houses, commercial and industrial establishments and other buildings to number such buildings bearing the number assigned as the address to the building or property. The number so assigned to each building shall be displayed by the owner or occupant so that it may easily be read by a person seated in a vehicle on the adjoining street. The building number shall be in Arabic numerals, shall be located on the building or on a mailbox, post or other suitable holder, shall be reflective or lighted to be visible at night, and shall be positioned so that such number can be easily read by a person seated in a vehicle on the pavement of the roadway on which the property is situated. The designated number shall not be obstructed by shrubs or other materials and shall be in contrasting color to its background. The owners, occupants or lessees shall number such dwellings, rental buildings, condominium or cooperative buildings, apartment houses, commercial and industrial establishments and other buildings in accordance with the provisions of this section within 90 days after passage and publication of this code enactment. [Amended 8-15-2022 by Ord. No. 22-14]

Code Section:	Corrective Action:	Compliance Due Date:
§ 360-39	House numbers must be placed on property as directed by ordinance.	July 3, 2025

It is necessary to perform corrective action(s) before the Compliance Date. Another inspection will be conducted on or immediately after the compliance date to verify compliance.

If you have any questions regarding this matter, please do not hesitate to call me at or by email at ddevirgilio@twpofwashington.us. Again, thank you for doing your part to maintain the preservation,

welfare, and safety of the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "D. DeVirgilio", is written over a light blue rectangular background.

Dino DeVirgilio
Code Enforcement Officer

Block 2311	Land Desc 75X100	Owners Name	Land	225,000	Exemption	Net Taxable Value	Deductions
Lot 13.01	Bldg Desc	Street Address	Impr	0	Code		Cd No-Ow
Qual	Add Lots	City & State	Zip	33076	Value	0	
Acct# 053800	Acresage 0.172	Property Location 993 ADAMS PL	Zone B	Total			
	Class 1			225,000			

SITE INFORMATION		DESCRIPTION		SKETCH	
Sewer:	YES				
Water:	YES				
Gas:	YES				
Topography:	LEVEL				
Road:	PAVED				

BUILDING INFORMATION

Type and Use:

Story Height:

Style:

Exterior Fin:

Roof Type:

Roof Material:

Foundation:

Condition:

Quality:

Source:

Bath:

Kitchen:

Room Count:

Year Built:

Eft Age (Years):

Livable Area:

Mod: Avg: Old:

Mod: Avg: Old:

Tot: Bed: Bth:

0

SALE DATE 00/00/00

SALE PRICE 0