



Violations

(7/1/2025 - 12/31/2025, Filtered [Closure Date] - 13 records)

<u>Violation Number</u>	<u>Location Address</u>	<u>Issuing Officer</u>	<u>Infraction Type</u>	<u>Statute Rule</u>	<u>Block</u>	<u>Lot</u>	<u>Issue Date</u>	<u>Notice Date</u>	<u>Inspection Date</u>	<u>Closure Date</u>	<u>Summary</u>	<u>Notes</u>	<u>Lastupdate d</u>	<u>Date Violation Added</u>
ZV-25-00084	501 SPRINGFIELD AVE	Marc Gottlick	Property Maintenance	SEE BELOW 206		1	07/03/2025	07/03/2025	07/03/2025		It has been brought to our attention you have several property maintenance violations for your property including, paint peeling, rotting wood, 2 lights falling off building, birds living with the structure, dead trees / shrubs, which are required to be maintained, large pot hole in your parking lot, disabled vehicle, a white van, weeds growing in garden beds and along sidewalk, sprinkler line causing tripping hazard on sidewalk, and a stop sign not completely visible due to vegetation covering it. Please have the property maintenance violations corrected by the abatement date. Failure to do so may result in summons being issued, where an appearance in municipal court would be required. See attached photos 8.56.060 - Clearing of sidewalk, walkways and streets. B. Grass and Weeds. The owner and tenant of any land abutting upon any sidewalk or walkway along a public roadway shall remove all noxious weeds and all overgrowth impeding passage of pedestrians or over the height of six inches from such sidewalk or walkway and from the area between the sidewalk or walkway and the paved improved portion of the public street or road. 8.56.090 - Duties and responsibilities of owners and operators applicable to all structures and properties-Maintenance of exterior of premises-Hazardous and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following: D. Holes, broken or missing pavement, loose stone, excavations, breaks, projections, and obstructions on paths, walks, driveways, parking lots and parking areas and other parts of the premises which are accessible to and used by the public or persons invited onto the premises. All such holes and excavations shall be filled and repaired, walks and steps replaced and other conditions removed, where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon		07/03/2025	07/03/2025



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											their discovery; 8.56.100 - Appearance of exterior of premises and structures-General appearance. The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners including the following: B. Commercial premises with landscaping and lawns, hedges and bushes shall be kept reasonably trimmed to prevent sight obstruction for vehicular or pedestrian traffic, or a health hazard. Any landscaping installed on any property as a requirement of the planning board or zoning board of adjustment approvals shall be maintained in reasonable conformity to the approved plan and shall be replaced if such material dies. Mulched areas shall be kept reasonably free of weeds, and grass lawn areas (including grassed detention basins) shall be kept trimmed to a height of six inches or less. C. The exterior of every structure or accessory structure (including fences) shall be maintained in good repair. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deteriorating or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties protected from blighting influences. 8.56.110 - Structural and general maintenance. A. The outside building walls on any commercial site or the portions of residential sites exposed to public view shall not have any unintentional holes, or any loose boards, or broken, cracked or damaged finish, which admits rain, cold air, dampness, rodents, insects or vermin. B. Every dwelling shall be so maintained as to be weather and water tight. C. All parts of the premises shall be maintained so as to prevent insect and rodent infestation. D. All parts of the premises shall be kept free of nuisance and free from health and safety hazards. E. Every roof, installed roof gutter, flashing, installed rain water conductor and roof cornice shall be weather and rain tight and			



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											shall be kept in good repair. 8.04.020 - Abandoned vehicles and unused machinery. No person shall keep, store or abandon or leave upon any parcel of land, street, road, alley, way or parkway in the township any motor vehicle not currently used for transportation and not licensed for the current year, or any unused machinery or equipment; provided, however, that nothing herein contained shall be deemed to prohibit the placing, keeping or storing or abandonment of any such motor vehicle, machinery or equipment in a garage or other building in the township.			
Grand Totals														



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ZV-25-00111	152 MURRAY HILL BLVD	Thomas Bocko	SEE BELOW	SEE BELOW	4903	12	08/19/2025	08/19/2025			Several items outstanding 1. Coverted detached garage into unkown use 2. Fence installed, no zoning permit 3. Installed shed in nonconforming location, not moved 4. Inlarged the detached garage, nonconforming location, no permit 5. Eliminated an existing garage. SEE ATTACHMENT ON "RELATED" TAB!!!!!!!		09/08/2025	08/19/2025



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ZV-25-00113	491 PLAINFIELD AVE	Marc Gottlick	Property Maintenance	SEE BELOW	1714	28	09/04/2025	09/04/2025	08/28/2025		8.56.090 - Duties and responsibilities of owners and operators applicable to all structures and properties-Maintenance of exterior of premises-Hazardous and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following: A. Broken glass, filth, garbage, trash, rubbish, litter and debris which constitute a fire or safety hazard or presents a dangerous condition for other persons or members of the public on any adjacent land or property; 8.56.100 - Appearance of exterior of premises and structures-General appearance. The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners. It has been brought to our attention that you have installed a shed / accessory structure on your property, specifically a green cargo container which is not in compliance with the Township Zoning regulations. A Zoning Application must be submitted and approved to keep the cargo container on the property. It has also been brought to our attention you have a large amount of debris scattered about your yard, creating a blighting factor to neighboring properties. Your lawn is longer than 6 inches, and needs to be maintained, during the growing season. By the abatement date, submit your Zoning application to the Zoning Office and have your property maintenance violation corrected. Failure to do so may result in a summons being issued and an appearance in Municipal Court will be required and a fine may be imposed. See attached Pictures Regular Mail	---Notes added by: Regina Charlesworth Wednesday September 10, 2025 at 12:54:18 PM Owner of 491 Plainfield Ave, Jerry D'asco, rang today to speak with Marc to understand the violation notice. Apparently the tenant had spoken to someone here in the office a few weeks ago (?). The tenant had only recently moved in so may have some rubbish to be thrown out. Please call Jerry [REDACTED]	09/10/2025	09/04/2025



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ZV-25-00122	667 PLAINFIELD AVENUE	Marc Gottlick	Property Maintenance	SEE BELOW	3001	60	09/30/2025	09/30/2025	09/30/2025		Section 11.1.1 - General Regulations N. Parking restrictions in residential zones. 1.No commercially licensed motor vehicle, truck, van, trailer, or other equipment shall be parked on a residential property in a residential zone unless completely housed in a garage and sheltered from public view, except as provided hereunder. 2. Commercially licensed automobiles, vans, and trucks are permitted to park on a residential property, provided that all of the following conditions are satisfied: a. Such vehicle shall have a single chassis body with not more than four (4) wheels and shall not be more than nineteen (19) feet long and eight (8) feet high and shall not exceed ten (10), one hundred (100) pounds registered gross vehicle weight. b. Only one commercially licensed vehicle which meets all of the above criteria shall be permitted to park on a residential property. In all Residential Zones or uses, the out-of-doors, overnight parking of trucks, vans, buses, and other vehicles built on a truck chassis is prohibited, except for such vehicles having manufacturer's chassis load rating not exceeding one ton with a limit of one per dwelling. In all Residential Zones or uses, the out-of-doors overnight parking of campers, travel trailers, boats, or other recreational vehicles is prohibited in the front yard. Out-of-doors parking of such vehicles is permitted in the side or rear yards, with a limit of a cumulative total of one such vehicle per dwelling. 8.56.090 - Duties and responsibilities of owners and operators applicable to all structures and properties-Maintenance of exterior of premises-Hazardous and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following: Woodpiles and brush, weeds, ragweed, stumps, roots and other obnoxious growth which constitute a threat to neighboring property or are a potential harborage for rodents or insects. Dead and dying trees and limbs or other natural growth which, by	---Notes added by: Marc Gottlick Tuesday, September 30, 2025 at 2:45:35 PM Compliant from neighbor, Joanne Price, 675 Plainfield Ave.	10/02/2025	09/30/2025



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											reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity thereof; 8.56.100 - Appearance of exterior of premises and structures-General appearance. The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners. Chapter 15.24 - TRAILER HOUSES 15.24.020 - Trailers prohibited for dwelling and sleeping purposes. It is unlawful within the limits of the township for any person, firm or corporation to park or place, or permit the parking or placing of, any trailer, house car, camp car or similar vehicle, within the corporate limits of the township for use as a temporary dwelling or sleeping place. It has been brought to our attention, you have several property maintenance violations including having more than one boat, trailers, unregistered abandoned vehicles, motor cycles, jet sky's, large piles of debris, piles of wood, misc. machinery, misc. pile of metal, the garage and garage roof is need of repairs and creating a hazard and blighting factor to neighboring properties. Your fence which neighbors adjoining properties is falling down. The following vehicle are unregistered, NJ PW585P, 1960 Chevy, NJ 74383QQ, 1984 Dodge, NJ Registration, 1987 Chevy. You have been given over 1 year to address these property maintenance issues, prior notice ZV-24-00028, 5/23/2024, as well as previous violations for similar violation in May 2019 and January 2020. By the abatement date, which will be 30 days, have all the property maintenance issues corrected. If this is not completed a summons for non-compliance may be issued and an appearance in Municipal Court will be required and a fine may be imposed. See attached pictures Sent regular and certified mail.			



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ZV-25-00126	168 WASHINGTON STREET	Thomas Bocko	Permit Required	(None)	107	10	10/07/2025	10/07/2025	10/03/2025		appearance in Municipal Court would be required and a fine may be imposed. Section 2.1.1 "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance; Permit, Zoning: A permit signed by the appropriate administrative officer which (1) is required by ordinance as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion, or installation of a structure or building and (2) acknowledges that such use, structure, or building complies with the provisions of the municipal zoning ordinance or variance therefrom duly authorized by a municipal agency pursuant to this Ordinance. A hot tub or spa type structure has been installed in the rear yard area without zoning or building permits. Information is needed, showing the location & size of the structure accurately drawn onto the property survey. After submission of the required information, a determination of compliance with the zoning bulk requirements will be made. If the information shows noncompliance with the zoning bulk requirements, a denial letter will be issued and a variance needed from the Zoning Board of Adjustment to retain the hot tub. If approved through zoning, a building permit will be required. The paperwork needed for zoning review of the hot tub / spa shall be submitted to the zoning office no later than October 20, 2025. Note: After speaking with the property owner, a question was incorrectly answered by the zoning officer concerning the demolition of the existing one car garage. The one car garage cannot be removed as per; Section 6.3.10 - Residential Garage Construction: B. An existing single family detached dwelling with a garage, at the passage of this Ordinance, shall maintain such garage or substitute a garage in accordance with Paragraph A above.		10/21/2025	10/07/2025



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ZV-25-00128	106 TIMBER DR	Marc Gottlick	SEE BELOW	SEE BELOW	2201	28	10/09/2025	10/09/2025	10/09/2025		Section 6.3.1 R-20, R-15, R-15A and R-10 Residential Zoning A. Permitted Principal Uses: 1. Single family detached dwellings. 2. Municipal buildings, parks, playgrounds, and other governmental uses. B. Permitted Accessory Uses: 1. Detached private garage. 2. Private residential outdoor sports court. 3. Private residential swimming pool. 4. Storage sheds providing the total area of the sheds does not exceed one hundred (100) square feet. 5. Playhouses providing the total area of the playhouses does not exceed one hundred (100) square feet. 6. Private greenhouses not operated for profit providing the total area of the greenhouses does not exceed four hundred (400) square feet. 7. Animal shelters for domestic pets providing the total area of the shelters does not exceed twenty-five (25) square feet. 8. Dish Antenna - provided it is uncovered and: a. Conforms to rear and side yard setback requirements; b. Is not erected in a front yard or between the street line and a line drawn through the front facade of the principal building extended to the side lines; c. Has reflectors no larger than eight (8) feet in diameter; and d. Does not exceed nine (9) feet in height at the highest point of the structure in any position. e. No roof installations are permitted. C. Conditional Uses: 1. Public utilities uses. 2. Planned Development may be approved in the R-20 Zoning District at the request of the Developer and at the discretion of the Planning Board in order to carry out the objectives of the Master Plan with the standards set forth in Section 7.1.5.C. 3. Planned Development may be approved in the R-15 Zoning District at the request of the Developer and at the discretion of the Planning Board in order to carry out the objectives of the Master Plan and Compliance Plan and in accordance with the provisions of Section 7.1.5.H. D. Height, Area, and Bulk Requirements: 1. See Schedule of General Regulations. 2. In addition to the requirements set forth in the Schedule of General Regulations, the following requirements shall be applicable to detached garage structures:	---Notes added by: Marc Gottlick Thursday, October 9, 2025 at 12:55:57 PM anonymous complaint received.	11/11/2025	10/09/2025



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											a. The maximum height shall be one and onehalf (1½ stories but not to exceed twenty (20) feet, b. The floor area shall not exceed five hundred (500) square feet. E. Prohibited Uses - All Residential Zones 1. Carports. Section 6.4.1 Uses Prohibited to All Zones The following uses and activities are specifically prohibited in all zones: A. Sales or rentals of new or used motor vehicles or trailers. B. Coin-operated dispensers, including mechanical and automatic machines in which a product is returned, except when located in a principal building in other than a residential zone. C. Retail laundries, cleaning or dyeing establishments employing more than four (4) persons and all non-retail establishments. D. The storage of crude oil or any volatile products or any highly flammable liquids or gas above ground in tanks having a capacity of more than three hundred (300) gallons. E. Drive-through facilities, road stands or refreshment stands. F. Pipelines which are not public utilities that distribute services to end users and are unregulated by the State of New Jersey Board of Public Utilities are prohibited within any zone in the Township. G. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service located outside of the Township. H. Without any way limiting the specific prohibitions, restrictions or limitations contained anywhere else in this Ordinance, in all zones of the Township any uses not specifically permitted in Article 6.3 herein are prohibited. I. Vape shops and smoke shops. J. Sexually-oriented businesses. (Ord. No. 13-2015, § 1, 10-6-2015; Ord. No. 9-2021, § 2, 6-15-2021; Ord. No. 33-2023, § I(Exh. 1), 12-19-2024) It has been brought to our attention; you may be running a business out of your residence. This is not a permitted use in a residential zone in The Township of Berkeley Heights. Failure to stop running the business out of your residence may result in a summons being issued, where an			



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ZV-25-00133	994 MOUNTAIN AVENUE	Thomas Bocko	Property Maintenance	8.01	2801	1	10/31/2025	11/07/2025	11/05/2025		B. Woodpiles and brush, weeds, ragweed, stumps, roots and other obnoxious growth which constitute a threat to neighboring property or are a potential harborage for rodents or insects. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity thereof; Hazardous trees along your property lines are posing a danger to adjacent property owners and need to be removed. In July of this year there was discussion concerning the removal of dead trees (ash trees) located along your property lines. The location / ownership of the trees had not been determined. The Township had requested you work out the tree locations with your neighbor ((992 Mountain Ave.) and make a plan to have the trees removed (see attached map). Dead & hazardous trees are to be removed by the abatement date listed in this notice. Noncompliance may result in a summons, where an appearance in Municipal Court is required and a fine maybe iimposed.		11/07/2025	11/07/2025
ZV-25-00132	992 MOUNTAIN AVENUE	Thomas Bocko	Property Maintenance	8.56.090	2801	2	11/07/2025	11/07/2025	11/05/2025		B. Woodpiles and brush, weeds, ragweed, stumps, roots and other obnoxious growth which constitute a threat to neighboring property or are a potential harborage for rodents or insects. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity thereof; In July of this year you were issued a tree removal permit to remove dead hazardous trees that posed a danger to your property and adjacent properties. That has not occurred. Dead & hazardous trees are to be removed by the abatement date listed on this notice. Prior discussion did not determine the location of the trees, however this needs to be worked out with your neighbor (994 Mountain Ave.) as to ownership of the trees and their removal. Noncompliance may result in a summons, where an appearance in Municipal Court is required and a fine maybe iimposed.		11/07/2025	11/07/2025



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ZV-25-00134	Township of Berkeley Heights	Marc Gottlick	SEE BELOW	SEE BELOW			11/13/2025	11/13/2025	11/13/2025		8.60.090 - Extent of service. A. All scavenger collections shall be made at least twice weekly between the hours of seven a.m. and seven p.m., Monday through Saturday. The Township received several complaints on November 11, 2025, that Grand Sanitation collected recycling outside the permitted hours, specifically at 5:36 AM and 5:45 AM. Please notify your crews of the permitted hours of recycling and garbage collection in Berkeley Heights. You were previously given a warning on October 15, 2025, by Berkeley Heights Public Works. Any future violations will result in summons being issued, where an appearing in Municipal Court will be required and a fine may be imposed. Sent regular mail Email: jeannette@grandsanitation.com Chris@grandsanitation.com		12/23/2025	11/13/2025



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ZV-25-00137	1089 MOUNTAIN AVENUE	Thomas Bocko	(None)	(None)	1607	43	11/19/2025	11/19/2025	11/17/2025		8.40.010 - Dumping prohibited. No person or persons, firm or corporation shall deposit, throw, spill or dump dirt, mud, gravel, sand, stone, cement, trees, stumps, brush, grass, wood, metal, iron, plastic, manure, fertilizer, ashes, coal, cinders, refuse, garbage, leaves, or other material upon any publicly-owned property, or highway, street, road, lane or alley, or portion thereof, within the limits of the township, nor shall any person or persons, firm or corporation throw, deposit, spill or dump the same upon any public or private land within the limits of the township without the permission of the owner thereof; nor shall any person or persons, firm or corporation cause the same to be done. 8.40.020 - Highway obstructions prohibited. No person or persons, firm or corporation shall obstruct the travelled portion of any highway, street or road within the limits of the township by placing, erecting or constructing any vehicle, structure or object whatsoever in, upon or over the travelled portion of any highway, street or road as aforesaid, or permit the same to be done without the permission or consent of the police department of the township. The leaf piles along Park Ave. shall be removed from the public street. The Township will NOT collect unbagged leaves. They must be placed in biodegradable bags, see enclosed township flyer "2025 FALL LEAF COLLEDTION DATES. See abatement date ; Monday November 24, 2025.		11/19/2025	11/19/2025

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ZV-25-00149	351 TIMBER DR	Thomas Bocko	SEE BELOW	SEE BELOW	2503	1	12/22/2025	12/22/2025			Your red spot light is creating a nuisance. The light needs to be redirected or removed as outlined in my initial email sent on December 12, 2025. You are in violation of; 8.48.030 - Nuisances defined and prohibited. Abatement date is December 23, 2025. If that has not occurred a summons for noncompliance will be issued.		01/06/2026	12/22/2025
ZV-25-00140	621 MOUNTAIN AVENUE	Thomas Bocko	Property Maintenance	SEE BELOW	2006	22	12/11/2025	12/11/2025	12/11/2025		It has come to the Township's attention that a large ash tree located in your rear yard is dead and is creating a hazard to adjacent properties. You are in vioatioin of the Section 8.56.090 Property Maintenance of the Code of the Township of Berkeley Heights. You are required to make a plan to remove the tree and inform the Township Zoning Office when the tree will be removed. The shall occur by the abatement date listed in this notice. If that has not happened, a summons for noncompliance may be issued where an appearance in Municipal Court is required. Photo of tree attached.		12/11/2025	12/11/2025
ZV-25-00139	621 MOUNTAIN AVENUE	Thomas Bocko	Property Maintenance	8.56.090	2006	22	12/11/2025	12/11/2025			It has come to the Township's attention that a dead ash tree located in your rear property is creating a hazard for adjacent properties. The dead tree must be removed. A plan for its' removal shall be communitcate to the Township Zoning Office no later than the abatement date list in the notice.		12/11/2025	12/11/2025