



Borough of Roseland

Date: 09/29/25

Compliance Date: 01/30/26

Notice: 25V00139

Owner: MANNING, MICHAEL M & PEREZ, MYRNA
111 EAGLE ROCK AVE
ROSELAND, NJ 07068

Property Address:
111 EAGLE ROCK AVE
Property ID: 35. 13.

NOTICE OF VIOLATION(S)

During a recent visit to your property, the following violations were found:

Section	Description
COMPLAINT	COMPLAINT
PM 304.7	ROOFS AND DRAINAGE. THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.
PM 304.6	EXTERIOR WALLS. EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.
PM 304.13	WINDOW, SKYLIGHT AND DOOR FRAMES. EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.
PM 308.1	ACCUMULATION OF RUBBISH OR GARBAGE. EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
PM 302.4	WEEDS. PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 10 INCHES. NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO PROSECUTION IN ACCORDANCE WITH SECTION 108.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.



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REPAIR/REPLACE ANY BROKEN ROOF AND SECURE ANY LOOSE SHINGLES. REPAIR/REPLACE GUTTERS AND DOWNSPOUTS. REPAIR/REPLACE ANY BROKEN WINDOWS. REPLACE BOARDED UP WINDOWS WITH GLASS PANES. REMOVE RUBBISH FROM FAR SIDE OF GARAGE. CUT AND MAINTAIN WEEDS AND GRASS AROUND THE GARAGE TO A HEIGHT NOT TO EXCEED 10 INCHES.

Further, take NOTICE that failure to comply with this NOTICE may result in the assessment of a penalty PER VIOLATION, as set forth in the Borough Ordinance §1-5, as well as a mandatory court appearance.

If you have any questions concerning this matter, please contact the Code Enforcement Department.

STEVEN WILLENBORG
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(973)403-6046
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