



Borough of Roseland

Date: 12/01/25

Compliance Date: 01/19/26

Notice: 25V00161

Owner: MINION, RUSSELL & GUTIERREZ, JUAN
7 PARK ST
ROSELAND, NJ 07068

Property Address:
7 PARK STREET
Property ID: 45. 12.

NOTICE OF VIOLATION(S)

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

Section	Description
CODE 10-2.2	NO OWNER, AGENT, OR ANY PERSON OR ENTITY, SHALL RENT, LEASE, SELL, TRANSFER OWNERSHIP, OR IN ANY WAY DELIVER UP FOR USE, CHANGE OF USE, OR OCCUPANCY ANY BUSINESS, BUILDING, DWELLING UNIT, LODGING UNIT, ROOMING UNIT, OR BOARDING UNIT, UNTIL A CERTIFICATE OF CONTINUED OCCUPANCY HAS BEEN ISSUED BY THE CODE ENFORCEMENT OFFICER. A CERTIFICATE OF CONTINUED OCCUPANCY SHALL BE ISSUED AFTER THE CODE ENFORCEMENT OFFICER HAS DETERMINED THAT ALL APPLICABLE CODES AND ORDINANCES ADMINISTERED AND ENFORCED BY THE BOROUGH OF ROSELAND HAVE BEEN COMPLIED WITH.
CODE 10-9.2	NEW JERSEY LAW (P.L. 2021, C. 182) REQUIRES THAT A CERTIFIED LEAD EVALUATION CONTRACTOR PERFORM INSPECTIONS OF CERTAIN SINGLE-FAMILY, TWO-FAMILY, AND MULTI-FAMILY RESIDENTIAL RENTAL DWELLINGS FOR LEAD-BASED PAINT HAZARDS. THE DWELLING OWNERS/LANDLORDS ARE REQUIRED BY STATE LAW TO HAVE THE INSPECTION PERFORMED BY EITHER AN INSPECTOR RETAINED BY THE BOROUGH OR BY DIRECTLY HIRING A CERTIFIED LEAD EVALUATION CONTRACTOR FOR THIS PURPOSE. A. A LEAD ASSESSOR FOR THE BOROUGH SHALL INSPECT EVERY SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE RENTAL DWELLING LOCATED IN THE BOROUGH OF ROSELAND FOR LEAD-BASED PAINT HAZARDS THROUGH VISUAL ASSESSMENT IN ACCORDANCE WITH N.J.S.A. 52:27D-437.1 ET SEQ., AS MAY BE AMENDED FROM TIME TO TIME. B. IN LIEU OF HAVING THE DWELLING INSPECTED BY THE BOROUGH'S LEAD ASSESSOR, THE OWNER, LANDLORD, AND/OR AGENT OF THE DWELLING MAY DIRECTLY HIRE A PRIVATE LEAD INSPECTOR CONTRACTOR WHO IS CERTIFIED BY THE DEPARTMENT OF COMMUNITY AFFAIRS TO PROVIDE LEAD-BASED PAINT INSPECTION SERVICES IN ACCORDANCE WITH N.J.S.A. 52:27D-437.1 ET SEQ.
CODE 11-4.2	REGISTRATION REQUIRED. NO PERSON(S), CORPORATION OR BUSINESS ENTITY SHALL OFFER ANY RESIDENTIAL PROPERTY FOR RENT, LEASE OR LET ANY RESIDENTIAL PROPERTY TO ANY PERSON(S) WITHOUT FIRST FILING A LANDLORD REGISTRATION FORM WITH THE BOROUGH. THE LANDLORD REGISTRATION FORM MAY BE OBTAINED FROM THE CODE ENFORCEMENT OFFICIAL OR HIS DESIGNEE



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DURING NORMAL BUSINESS HOURS. REGISTRATION SHALL NOT BE REQUIRED FOR INDIVIDUAL UNITS CONTAINED WITHIN AN ENTIRE STRUCTURE CONTAINING THREE OR MORE UNITS THAT ARE OWNED BY ONE PERSON OR PARTY AND WHERE NONE OF THE INDIVIDUAL UNITS IS A STAND-ALONE PARCEL AS DEFINED BY HAVING A UNIQUE LOT IDENTIFIER ON THE TAX ROLLS OF THE BOROUGH OF ROSELAND.

APPLY FOR AND OBTAIN A CERTIFICATE OF COMPLIANCE (C OF C) FOR RENTAL UNIT, SUBMIT LANDLORD REGISTRATION TO THE BOROUGH, AND OBTAIN A LEAD-SAFE/LEAD-FREE CERTIFICATE FOR THE RENTAL UNIT.

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
CODE ENFORCEMENT/PROPERTY MAIN
(973)403-6046
CODEENFORCEMENT@ROSELANDNJ.ORG