



Borough of Roseland

Date: 01/12/26

Compliance Date: 01/19/26

Notice: 26V00002

Owner: ROSELAND PLAZA,LLC C/O J.GIOVANNOLI
P.O. BOX 146
PENNINGTON, NJ 08534

Property Address:
178 EAGLE ROCK AVENUE
Property ID: 44. 15.

NOTICE OF VIOLATION(S)

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

Section	Description
CODE 15-1.5	SPECIFICATIONS FOR RECEPTACLES. THE OWNER, AGENT, LESSEE, TENANT OR OCCUPANT OF EVERY DWELLING, MARKET, RESTAURANT OR OTHER PREMISES IN THE BOROUGH WHERE PAPER, GARBAGE, RUBBISH OR REFUSE SHALL ACCUMULATE MUST PROVIDE AND KEEP ON SUCH PREMISES SUFFICIENT AND SUITABLE RECEPTACLES OR CANS OR BARRELS, AND TIGHTFITTING COVERS FOR THEM, FOR RECEIVING AND HOLDING THE AFORESAID MATERIALS WITHIN AN APPROVED SCREENED AREA. SUFFICIENT IS DEFINED, FOR THE PURPOSE OF THIS SECTION, TO BE AT LEAST ONE (1) METAL RECEPTACLE, METAL OR SUITABLE PLASTIC CAN OR METAL BARREL FOR EACH FAMILY UNIT RESIDING ON THE PREMISES, AND AT LEAST TWO (2) SUCH RECEPTACLES FOR EACH RESTAURANT, MARKET STORE OR SIMILAR ESTABLISHMENT WHERE THE AFORESAID MATERIAL SHALL ACCUMULATE. SUITABLE IS DEFINED, FOR THE PURPOSE OF THIS SECTION, TO BE A RECEPTACLE, CAN OR BARREL, MADE OF METAL OF A SUBSTANTIAL NATURE, SUCH AS GALVANIZED IRON, WITH A TIGHTFITTING COVER OF METAL, SO CONSTRUCTED AS TO PREVENT SPILLING OR LEAKAGE OF ITS CONTENTS. IT SHALL BE WATERPROOFED, NOT MORE THAN EIGHTEEN (18) INCHES IN DIAMETER AND TWENTY-SIX (26) INCHES IN HEIGHT, NOT MORE THAN THIRTY (30) GALLONS CAPACITY AND EQUIPPED WITH PULL HANDLES. THE USE OF BASKETS AS RECEPTACLES FOR WASTE MATERIALS IS NOT PERMITTED. RECEPTACLES THAT ARE BADLY BROKEN OR OTHERWISE FAIL TO MEET THE REQUIREMENTS OF THIS SUBSECTION MAY BE CLASSED AS RUBBISH AND MAY BE COLLECTED AS SUCH BY THE BOROUGH. IN DWELLINGS, TENEMENTS AND APARTMENT HOUSES CONTAINING THREE (3) DWELLING UNITS OR LESS, THE RECEPTACLES SHALL BE PURCHASED AND MAINTAINED, IN THE ABSENCE OF A CONTRACT, BY THE TENANTS. IN DWELLINGS, TENEMENTS AND APARTMENT HOUSES OF MORE THAN THREE (3) DWELLING UNITS, SUCH RECEPTACLES SHALL BE PURCHASED AND MAINTAINED, IN THE ABSENCE OF A CONTRACT, BY THE LANDLORD.
CODE 15-1.7	THE OWNER, LESSEE, TENANT OR OTHER OCCUPANT OF EVERY PRIVATELY OWNED BUILDING SHALL, ON THE SCHEDULED DAY FOR COLLECTION, PLACE OR HAVE PLACED ALL WASTE MATERIAL FOR COLLECTION AT A POINT NOT MORE THAN THREE (3) FEET FROM THE NEAREST CURBLINE IN FRONT OF THE



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BUILDING. NO MATERIALS OR RECEPTACLES SHALL BE PLACED AT THE CURB FOR COLLECTION EARLIER THAN 8:00 P.M. OF THE DAY PRECEDING THE NEAREST COLLECTION DAY OR NO LATER THAN 6:00 A.M. OF THE COLLECTION DAY. RECEPTACLES AWAITING COLLECTION SHALL BE STORED OR KEPT IN SUCH PLACE SO AS NOT TO BECOME A NUISANCE TO THE OCCUPANTS OF ANY DWELLING AND AT NO TIME SHALL THEY BE KEPT UNDER THE WINDOWS OF ANY SUCH DWELLING ADJACENT THERETO.

GARBAGE BAGS CANNOT BE PLACED AT CURB, AND MUST BE DEPOSITED IN RECEPTACLES

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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