



Borough of Roseland

Date: 08/29/23

Compliance Date: 05/23/25

Notice: 23V00006

Owner: RINGLE, JEFFREY
189 PASSAIC AVENUE
ROSELAND, NJ 07068

Property Address:
189 PASSAIC AVENUE
Property ID: 13. 24.

NOTICE OF VIOLATION(S)

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

Section	Description
PM 302.1	SANITATION. EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
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.
PM 304.1	GENERAL. THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.
PM 304.2	PROTECTIVE TREATMENT. EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST

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Borough of Roseland

AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.

PM 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES. EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.

CUT EXCESSIVE GRASS AND WEED GROWTH.
REMOVE ALL RUBBISH FROM EXTERIOR OF PROPERTY.
REPAIR/REPLACE FRONT STEPS AND PORCH.
REPAIR EXTERIOR OF HOUSE AS NEEDED.
THIS WILL BE YOUR LAST NOTICE BEFORE SUMMONSES ARE ISSUED.

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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