

Karen Gallagher

RECEIVED

From: Lisa Brown
Sent: Tuesday, September 9, 2025 3:09 PM
To: Karen Gallagher
Subject: FW: ** EXTERNAL **OPRA request - Phase I ESA OPRA Request

CITY CLERK'S OFFICE

-----Original Message-----

From: Zach Smith <opra+request-80499-ff7d7226@requests.opramachine.com>
Sent: Tuesday, September 9, 2025 3:07 PM
To: Lisa Brown <lbrown@wildwoodnj.org>
Subject: ** EXTERNAL **OPRA request - Phase I ESA OPRA Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Wildwood City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

EnviroSure is completing a Phase I ESA of the property located at 3816 Pacific Ave, Wildwood, (Block 155, Lot 14), Cape May County, NJ. In that regard, we are requesting files pertaining to underground storage tanks, environmental concerns, building permits, and ownership records.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Zach Smith

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-80499-ff7d7226@requests.opramachine.com

Is lbrown@wildwoodnj.org the wrong address for OPRA requests to Wildwood City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=wildwood_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/phase_i_esa_opra_request_5

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

The City of Wildwood Fire Department

4400 New Jersey Avenue
Wildwood, New Jersey 08260
Phone 609-846-2061
Fax 609-522-4965

Ernest Troiano III, CPM
Fire Chief

Daniel M. Dunn, CPM
Deputy Fire Chief

09 September 2025

Mr. Smith,

In regards to your OPRA request, our records do not have any files pertaining to underground storage tanks or environmental concerns associated with the property located at 3816 Pacific Ave. in the City of Wildwood.

Respectfully,



Ernie Troiano III
Chief of Department



CONSTRUCTION PERMIT

Date Issued 8/27/2009
Control # 14468
Permit # 20090350

IDENTIFICATION Block: 155 Lot: 14 Qualifier
Work Site Location: 3816 PACIFIC WILDWOOD NJ 08260, NJ Contractor PAT GERMIS
Address 11 BAY AVENUE VILLAS NJ 08251
Owner in Fee VFW POST 3509
3816 PACIFIC WILDWOOD NJ 08260 NJ Telephone: (609) 231-6123
Lic. No. or Bldrs. Reg. No.
Telephone: Federal Employee No.

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

DECK & RAILINGS

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$1,650

PAYMENTS (Office Use Only)

Building	\$60
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$3
CO Fee	
Other	\$13
Total	\$76
Check No.	1778
Cash	\$0
Credit	\$0
Collected By	SW

Construction Official

Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



CONSTRUCTION PERMIT

Date Issued 8/24/2011
Control # 15635
Permit # 20110296

IDENTIFICATION Block: 155 Lot: 14 Qualifier _____
Work Site Location: 3816 PACIFIC WILDWOOD NJ 08260, NJ Contractor ASTRO ELECTRIC
Address 504 RAILROAD AVENUE RIO GRANDE NJ 08242
Owner in Fee VFW POST 3509
3816 PACIFIC WILDWOOD NJ 08260 NJ Telephone: (609) 886-3420
Telephone: _____ Lic. No. or Bldrs. Reg. No. _____
Federal Employee No. _____

Is hereby granted permission to perform the following work:

- | | | |
|--|--|--|
| ☐ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☒ ELECTRICAL | ☐ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT
(Subchapter 8 only) | ☐ OTHER |

DESCRIPTION OF WORK:

600 AMP SERVICE

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$4,500

Construction Official _____

Date _____

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$0
Electrical	\$232
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$8
CO Fee	
Other	\$48
Total	\$288
Check No.	2834
Cash	\$0
Credit	\$0
Collected By	DMC

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



CONSTRUCTION PERMIT

Date Issued 11/1/2023
Control # 25681
Permit # 20230540

IDENTIFICATION Block: 155 Lot: 14 Qualifier _____
Work Site Location: 3816 PACIFIC AVENUE WILDWOOD, NJ 08260 Contractor: JB RICHARDS CONSTRUCTION LLC
Address: 9310 KEYSTONE ST PHILADELPHIA PA 19114
Owner in Fee: 3800 PACIFIC AVENUE, LLC
3 BALA PLAZA STE 201 BALA CYNWYD NJ 08260 Telephone: (267) 528-5118
Telephone: (267) 957-2998 Lic. No. or Bldrs. Reg. No. 439289
Federal Employee No. 27-4383565

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☒ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

DEMO COMMERCIAL BUILDING

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$38,500

PAYMENTS (Office Use Only)

Building	\$92
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$0
CO Fee	
Other	\$46
Total	\$138
Check No.	1514
Cash	\$0
Credit	\$0
Collected By	EPC

Construction Official _____

Date _____

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

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 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

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- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

own Status
Restricted

st Update
07/07/25

14 Qual
VAL ENTERPRISES LLC

STE 201

PA



Partial Assessment
0 Regular Asses

Term
0 None

Expires After
0 None

0 None

0 None

0 None

0 None

0 None

Property Information

Location
3816 PACIFIC AVE

Property Class
4A Commercial

Building Desc
1S-CB

Land Dimension
90X100

Additional Lot 1
User 1 U

Additional Lot 2
User 2 PAVE

Zoning
PARZ

Tax Map Page
29

Year Built
1947

of Units
1

0.2066

AC

Bldg Class
PARZ

VCS

SFLA

6708

Tax (Calendar)

2024 Total
6617.40

2025 1st Half
3308.70

2025 Total
6810.10

2026 1st Half
3405.05

Financial

Account
00056380

Bank
?

Mortgage

Tenant Rebate

Rebate Flag
N No

Base Year
2024

Taxes
6617.4

Assessment
205000

Special Tax District Codes

S02

000 None

000 None

000 None

Old ID

Block

Lot

Qualifier

Assessment History

Year	Class	Land	Improvement	Net
2025	4A	175,000	30,000	205,000
2024	4A	175,000	30,000	205,000
2023	4A	175,000	30,000	205,000
2022	4A	175,000	30,000	205,000

Exempt Property Data

Classification Code
00 None

EPL Code
00000000

Facility

Initial Filing Date

Further Filing Date

Exempt Statute #
0 None

Sales History

Year	Owner	Date	Book	Page	Pr
Current	3800 URBAN RENEWAL ENTERPRISES LLC	05/01/25	4227	190	
-1	3800 PACIFIC AVENUE LLC	01/04/21	3992	824	125
-2	CITY OF WILDWOOD	04/17/18	03794	00793	
-3	CORP EDWIN M LANGLEY #3509	12/15/47	00717	00159	2
-4	CITY OF WILDWOOD	12/06/40	616	401	
-5	WILDWOOD TRUST CO.				

Amount

Partial Amt

Validate