

OPRARequest

From: PILOT Research Group <opra+request-15931-407450dc@requests.opramachine.com>
Sent: Wednesday, August 12, 2020 1:29 PM
To: OPRARequest
Subject: OPRA request - Property Certificate of Occupancy records

RECEIVED
2020 AUG 12 P 1:30
MUNICIPAL CLERK OFFICE
CAMDEN, N.J.

Dear Camden City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

I would like the most recent copies of property inspection reports, rental and rent control registration, and open or recent construction permits for 405 N. 2nd Street Camden NJ 08102.

Yours faithfully,

Camden Resident

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

opra+request-15931-407450dc@requests.opramachine.com

Is OPRArequest@ci.camden.nj.us the wrong address for OPRA requests to Camden City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=camden_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/property_certificate_of_occupanc

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.

APPLICATION FOR CERTIFICATE

INSPECTION DATE

B/E/F/P

3/19/20

Date Received: 03/06/2020
CCO Number: _____
Control Number: _____

SELLER INFORMATION:

BUYER'S INFORMATION:

SELLERS INFORMATION:

Block: 52 Lot: 108
Work site location: 405 N. 2nd St.
Camden, NJ
Owner in fee: Steven Friedman
Address: 1230 Quarry Hill Ct,
Yardley, PA 19067
Telephone: _____

BUYER'S INFORMATION:

Name: Delaware River Investments
Address: 1000 White Horse, Bte 404
Mooshees, NJ 08043
Telephone: 856-261-0982

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
☒ CERTIFICATE OF CONTINUED OCCUPANCY
☐ CERTIFICATE OF APPROVAL
☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Use Group: _____ Previous: _____ Current: _____

FINAL COST OF CONSTRUCTION: \$ _____

(Include value of any new structure, all onsite improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans fixed with the construction permit. Use space below to describe any deviations from approved plans:

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

DESCRIPTION OF WORK/USE:

() PASS DATE: _____ INITIAL: _____
() FAIL DATE: _____ INITIAL: _____
() FAIL DATE: _____ INITIAL: _____
() FAIL DATE: _____ INITIAL: _____

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____

DATE: 03/06/2020

☒ OWNER
☐ AGENT



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

Control #: 54142

Certificate Application Received: 3/9/2020

APPLICATION FOR CERTIFICATE

IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1230 QUARRY HILL COURT

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction: _____

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
- ☒ CERTIFICATE OF CONTINUED OCCUPANCY
- ☐ LEAD HAZARD ABATEMENT CERTIFICATE OF CLEARANCE
- ☐ TEMPORARY CERTIFICATE OF OCCUPANCY
- ☐ CERTIFICATE OF APPROVAL
- ☐ CERTIFICATE OF COMPLIANCE

USE GROUP _____ Previous R-5 Current

Describe below any substantive deviation in dimension, layout or appearance of the building or structure from the released plans and specifications filed with the construction permit application. Please note, a set of amended drawings may be required.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

() PASS	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____

I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

COPY

Signed: _____
FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

405 No. 2nd ST.
CCO # 20200232
ENC 7/27/20



CITY OF CAMDEN
DEPARTMENT OF CODE ENFORCEMENT
BUILDING BUREAU
CITY HALL, SUITE- 403
P.O. BOX 95120
CAMDEN, NJ 08101-5120
Francisco "Frank" Moran
Mayor

TEL.# (856) 757-7032

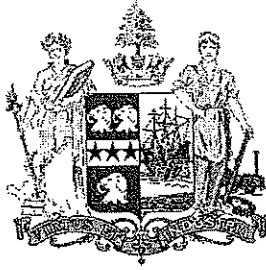
FAX # (856) 757-7259

Luis F Ruiz
Director

James Rizzo
Construction Official

Electrical CCO Inspection Results

- () Remove or repair flying splices
- () Need panel directory.
- () service cable needs to be replaced.
- () No ground is present in three wire outlets.
- (X) No ground wire is connected to water service.
- (X) Kitchen and/or bath GFCI outlet is not working.
- (X) Lamps are out in various fixtures throughout building. *Red Run Floorca*
- () Exit and/or Emergency lights are not working
- () Panel cover is missing.
- (X) Need N.J. license Electrical contractor. *for A/C unit replacement*
- () Wiring Methods for alarm systems and or Heater or water heater
- () Need covers on all junction boxes, switches and receptacles
- () Breaker Blanks missing
- () Outlets with reverse polarity
- () Ko. Seals needed in jb's
- (X) Bond CSST. gas pipe. *Required*
- () Basement fixtures not secured to box
- (X) Remove all open splices. *Painted outlets*
- (X) Range hood fan or light not working *Loose outlets*
- () Wiring methods for outside lights
- () non GFCI outlets in commercial kitchen
- () Grill hood lights and make up air fan not working (commercial kitchen)
- () Rec within 6' of sink not GFCI
- (X) *Permit Required for Heater/A/C replacement for Condenser unit outside*



AGREEMENT NOT TO OCCUPY

ADDRESS: 405 N. 2nd St

BLOCK: 52 LOT: 108

Buyer agrees that NO ONE will occupy the above mentioned property at any time for any reasons. Buyer further agrees that he/she will:

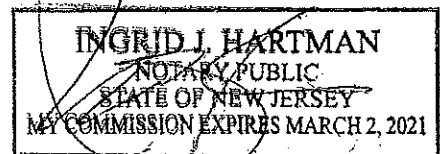
- Obtain a permit and commence construction within 90 days of the signing of this agreement.
- Vigorously and continuously perform the construction work.
- Obtain a Certificate of Occupancy within 90 days of issuance of the permit.

Pursuant to N.J.A.C. 5:23-2.31(e), penalties may be levied, up to \$2,000.00 per violation, for willfully making a false or misleading written statement!

Buyer's Signature: [Signature] Date: 03/06/2020

Print Name of Buyer: Delaware River Investment #5033005

Note: This for must be notarized!



Must attach copy of ID to this form to verify address

Home Address: 26 Millbank Ln

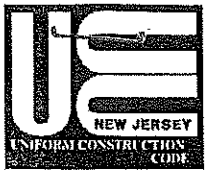
City, State, Zip code: Voorhees, NJ 08043

Telephone Number: 856-261-0982

Email address: mmurali72@gmail.com

[Signature]
James Rizzo, Construction Official

Date: 3/6/20



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

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Certificate Application Received: 3/9/2020

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IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1230 QUARRY HILL COURT

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction: _____

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

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USE GROUP _____

Previous

R-5

Current

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If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

Bldg.

() PASS	DATE	INITIAL
() FAIL	DATE 6/17/20	INITIAL APC
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL

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COPY

Signed: _____
FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

PLAN REVIEW AND INSPECTION - BUILDING

DATE

JOB CONDITION/COMMENT

Some of the mechanical upper floors must be electric
Refrigerator Switch at hallway does not exist
lights in bed room over lobby? Some loose outlets
at living room also painted over in other bedrooms
missing cover to the under floor of front entrance



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Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1230 QUARRY HILL COURT

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

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Final Cost of Construction: _____

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USE GROUP _____ Previous R-5 Current

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*Have not livable
can't occupy
work being done*

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

() PASS	DATE	INITIAL
(X) FAIL	DATE <u>6/17/20</u>	INITIAL <u>ER</u>
(X) FAIL	DATE <u>7/27/30</u>	INITIAL <u>ER</u>
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL

hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

COPY

Signed: _____
FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

PLAN REVIEW AND INSPECTION - BUILDING

DATE

6/17/20

JOB CONDITION/COMMENTS

7-27-20

H & REV. PUC WHEN DIST. SO POINT WHEN LINES
NOT READY FOR USE. STIC UNDER CONSTRUCTION.
Working under lines, RUB down on traps, TUBS Pressure
Desert under the STIC and WATER EXHAUST PIPE
NEED PERMIT FOR H/W. OPEN EXHIBITS - WORKING ON AS
REQUIRED. COMMENTS: BLS/AMROG SITE



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P.O. Box 95120
Camden, NJ 08101
856 7577032

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() PASS	DATE	INITIAL
() FAIL	DATE 6/17/20	INITIAL SC
() FAIL	DATE 7/27/20	INITIAL ML
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL

PLUMBING

I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

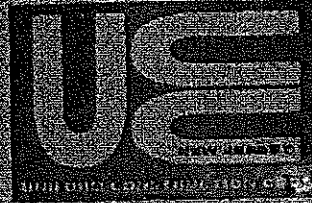
COPY

Signed: _____

FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

405 - W 2ND ST



For Information Call 856-757-7032

Permit No. 237**NOT APPROVED**☐ BUILDING☐ ELECTRICAL☒ PLUMBING☐ FIRE☐ ELEVATOR DEVICES

PROTECTION

☐ OTHERType of Inspection C.O.D.Date 7-27Inspector CIMINOComments: Leaking water line
Leak
Permit for heater
to be replaced
no hot water
Relief pressure
Heater - EXHAUST IS NOT
SECURE - NO HEAT
Returned to First
Floor