
FW: OPRA request - Property Documentation for 16 E Avalon Avenue, Ocean Gate, NJ.

From Ileana Vazquez-Gallipoli <ogclerk@oceangatenjgov.com>

Date Mon 9/8/2025 10:08 AM

To Cindy Hummel <ogcode@oceangatenjgov.com>

Please see OPRA below.

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

From: Isabella Furfaro

Sent: Sunday, September 07, 2025 11:09 PM

To: Ileana Vazquez-Gallipoli <ogclerk@oceangatenjgov.com>

Subject: OPRA request - Property Documentation for 16 E Avalon Avenue, Ocean Gate, NJ.

*** Security Notice: External email. Think before you click! ***

Dear Ocean Gate Borough,

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:

26/3

I am requesting property documentation for 16 E Avalon Avenue, Ocean Gate, NJ. Please provide access to or copies of all available public records related to this property, including but not limited to: deeds, surveys, site plans, zoning approvals, permits, inspection reports, environmental records, tax assessments, and any open or closed code

enforcement files.

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,

Isabella Furfaro

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

opra+request-80406-9cf0d2bc@requests.opramachine.com

Is ogclerk@oceangatenjgov.com the wrong address for OPRA requests to Ocean Gate Borough? If so, please contact us using this form:

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

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_documentation_for_16_e

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.



Construction

Property Summary		Portal	Refresh	Open All	Close All
Owner:	US BANK TRUST NA % RESICAP				
Location:	16 E AVALON AVE				
Block:	26				
Lot:	3				
Lead Parcel:	Yes				
Qualifier:					

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▲ Construction...

Applications... Expand

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
5/26/2020	0011719+B	2000003+B	Alteration	F	Open			\$100	ResiPro LLC
update boiler & WH									
2/18/2020	0011719+A	2000003+A	Alteration	B P E	Open			\$7,150	ResiPro LLC
Rehab- Insulation, strapping, sheetrock wiring for boiler Install 105k BTU's- boiler / 40k BTU's- WH / Install gas piping specs									
1/3/2020	0011719	2000003	Alteration	E	Open			\$2,500	ResiPro LLC
service upgrade additional lights & receptacles									
9/20/2019	0008519	1900075	Demolition	B	CA and Close Date Issued	10/28/2019	CA	\$1,900	ResiPro LLC
Demolition of detached garage. No electric & plumbing									
5/27/2009	0004709	0900045	Alteration	B	CA and Close Date Issued	6/3/2010	CA	\$3,000	
Re-roof									

Would you like to add a application to this parcel? [Yes](#)**Inspections... Expand**

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
8/18/2020	0011719+A	2000003+A	Building	Straps on Rafters	Edmond Alvare	Pass	Agent: ResiPro LLC Phone: (848) 448-5767/	
8/18/2020	0011719+A	2000003+A	Building	Final	Edmond Alvare	Pass	Agent: ResiPro LLC Phone: (848) 448-5767/	
Agent:								

5/27/2020	0011719+A	2000003+A	Plumbing	Final	Richard Barlet	Pass	ResiPro LLC Phone: (848) 448-5767/ Agent: ResiPro LLC Phone: (848) 448-5767/ Agent: ResiPro LLC Phone: (848) 448-5767/ Agent: ResiPro LLC Phone: (848) 448-5767/	
5/27/2020	0011719+A	2000003+A	Plumbing	GAS EQUIP	Richard Barlet	Pass		
2/26/2020	0011719+A	2000003+A	Building	INSULATION	Edmond Alvare	Pass		
2/19/2020	0011719+A	2000003+A	Plumbing	GAS PIPING	Richard Barlet	Pass		
1/8/2020	0011719	2000003	Electrical	ROUGH	Wayne Gibson	Pass		WAYNE GIBSON
10/28/2019	0008519	1900075	Building	Final	Edmond Alvare	Pass		EDMOND ALVARE
6/3/2010	0004709	0900045	Building	Final		Pass		Paul Butow

Violations...

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)**Ongoing Applications...**

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

- ▼ Pet...
- ▼ Complaints...
- ▼ Land Use...
- ▼ Engineering...
- ▼ Code Enforcement...
- ▼ Health Pro...
- ▼ Fire Prevention...
- ▼ Public Works...
- ▼ Attachments...
- ▼ Comments...

Borough of Ocean Gate
801 Ocean Gate Ave., CN100 – Ocean Gate, NJ 08740

ZONING PERMIT

Date: 9/13/19 ZONING PERMIT # 2-19-60
Block: 26 Lot: 3 Zoning Fee Paid: () \$25 ☒ \$35 () \$50 () \$100 () \$
Zone: _____ Check #: VV4597

Existing Use: _____ Proposed Use: _____
Site Address: 16 E Avalon Ave.
Name of Owner: US Bank Trust, NA
Description: Demo of Detached Garage

Which is a:

- () USE PERMITTED BY ORDINANCE.
() STRUCTURE PERMITTED BY ORDINANCE.
() USE OR STRUCTURE PERMITTED BY VARIANCE APPROVAL, SUBJECT TO ANY SPECIAL CONDITIONS
() VALID NONCONFORMING USE AS ESTABLISHED BY:
 () FINDING OF THE ZONING BOARD OF ADJUSTMENT, OR
 () BY THE UNDERSIGNED ZONING OFFICER ON THE BASIS OF EVIDENCE SUPPLIED
() VALID NONCONFORMING EXISTING STRUCTURE:
 () FRONT YARD () REAR YARD () SIDE YARD () SIDE YARD COMBINED
 () OTHER (SPECIFY) _____

() Other: _____ Flood Permit: () Substantial Damage Improvement () Not Substantial Damage Improvement
Tree Removal: _____ Site Improvements: _____
Curb # _____ Fence # _____
Water: (Ord.593-15) fee () \$250 # _____ Sewer: (Ord.594-15) fee () \$250 # _____

Special Conditions:

- () AS BUILT SURVEY REQUIRED FOR FINAL ZONING APPROVAL
() ELEVATION CERTIFICATE REQUIRED FOR FINAL ZONING APPROVAL

OTHER: No Utilities To garage

☒ APPROVED
() DENIED (see attached)

() FINAL ZONING APPROVAL

[Signature]
ZONING OFFICER

9/18/19
DATE

ResiPro, LLC - General Contractor for owner US Bank Trust, NA
Susan Payne - Construction Coordinator
848-448-5767
Mike DeMarco - Project Manager
908-907-2450

Blk: 26 Lot: 3

16 East Avalon Drive
Ocean Gate, NJ

Property Approximate
Size

100x50

