



CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

APPLICATION TO CONSTRUCTION
BOARD OF APPEALS

COPY

Date Issued: 6/25/2023
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 1/9/2019
Violation Number: 20190008

IDENTIFICATION

Work Site Location:	1843 BROADWAY	Block:	482	Lot:	78	Qual:	
Owner in Fee:	BROADWAY PARTNERS	Contractor/Agent:	BROADWAY PARTNERS				
Address:	1840 S. BROADWAY	Address:	1840 S. BROADWAY				
	CAMDEN NJ 08104		CAMDEN NJ 08104				
Telephone:		Telephone:					

APPLICANT STATEMENT

Specific section(s) of the Regulation in question:

Briefly state your position in this matter and explain the nature of the relief you seek. (If more pages required, additional pages may be attached.)

The Construction Board of Appeals has 10 business days following the submission of the appeal to make a decision pursuant to N.J.A.C. 5:23A-2.3(a)

Fees \$50.00

Paid [] Check No. _____

Collected By _____

Signed: _____
(APPLICANT/AGENT) (Date)

Application will not be considered complete unless accompanied by the appeal fee.
Fee shall be waived when appeal is based on failure of agency to act within a specified time frame.



CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

NOTICE OF IMMINENT HAZARD

COPY

Application Date:
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 1/9/2019
Violation Number: 20190008

IDENTIFICATION

Work Site Location:	1843 BROADWAY	Block:	482	Lot:	78	Qual:	
Owner in Fee:	BROADWAY PARTNERS	Contractor/Agent:	BROADWAY PARTNERS				
Address:	1840 S. BROADWAY	Address:	1840 S. BROADWAY				
	CAMDEN NJ 08104		CAMDEN NJ 08104				
Telephone:		Telephone:					

To: ☒ Owner

☐ Other

☐ Contractor/Agent

Date of Inspection: 1/8/2019

Date of Notice: 1/9/2019

Compliance Due Date: 1/10/2019

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 1/8/2019 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

EMERGENCY BOARD UP PER CAMDEN COUNTY POLICE DEPARTMENT-

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

☒ Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.

☒ Demolish the above structure by 1/10/2019.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: (856) 757-7032.

By Order of:

JAMES RIZZO

Date:

CITY OF CAMDEN Construction Official

CONSTRUCTION OFFICIAL

Sent by Certified Mail:

U.C.C. F242



CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

APPLICATION TO CONSTRUCTION BOARD OF APPEALS

COPY

Date Issued: 6/25/2023
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 10/8/2020
Violation Number: 2020-00183

IDENTIFICATION

Work Site Location:	412 EMERALD ST	Block:	482	Lot:	91	Qual:	
Owner in Fee:	GIBSON, PATRICIA	Contractor/Agent:					
Address:	412 EMERALD STREET	Address:					
	CAMDEN NJ 08104						
Telephone:		Telephone:					

APPLICANT STATEMENT

Specific section(s) of the Regulation in question:

Briefly state your position in this matter and explain the nature of the relief you seek. (If more pages required, additional pages may be attached.)

The Construction Board of Appeals has 10 business days following the submission of the appeal to make a decision pursuant to N.J.A.C. 5:23A-2.3(a)

Fees \$100.00

Paid [] Check No. _____

Collected By _____

Signed: _____
(APPLICANT/AGENT)

(Date)

Application will not be considered complete unless accompanied by the appeal fee.
Fee shall be waived when appeal is based on failure of agency to act within a specified time frame.



CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

NOTICE OF IMMINENT HAZARD

COPY

Application Date:
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 10/8/2020
Violation Number: 2020-00183

IDENTIFICATION

Work Site Location: 412 EMERALD ST Block: 482 Lot: 91 Qual: _____
Owner in Fee: GIBSON, PATRICIA Contractor/Agent: _____
Address: 412 EMERALD STREET Address: _____
CAMDEN NJ 08104 Telephone: _____
Telephone: _____

To: ☒ Owner

☐ Other

☐ Contractor/Agent

Date of Inspection: 10/8/2020

Date of Notice: 10/8/2020

Compliance Due Date: 10/18/2020

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 10/8/2020 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

DANGER OF FAILURE, COLLAPSE OR SEVERE WATER INTRUSION

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

☒ Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.

☒ Demolish the above structure by 10/19/2020.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call **JAMES RIZZO** at (856) 757-7032.

By Order of: **CONSTRUCTION OFFICIAL**
CITY OF CAMDEN Construction Official

Date: _____

Sent by Certified Mail: _____

U.C.C. F242



CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

APPLICATION TO CONSTRUCTION BOARD OF APPEALS

C. P. U.

Date Issued: 6/25/2023
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 5/16/2019
Violation Number: 20190138

IDENTIFICATION

Work Site Location:	1735 SO 4TH ST	Block:	472	Lot:	18	Qual:	
Owner in Fee:	SCOTT ANSALEAN B	Contractor/Agent:	SCOTT ANSALEAN B				
Address:	1735 SO 4TH ST	Address:	1735 SO 4TH ST				
	CAMDEN NJ 08104		CAMDEN NJ 08104				
Telephone:		Telephone:					

APPLICANT STATEMENT

Specific section(s) of the Regulation in question:

Briefly state your position in this matter and explain the nature of the relief you seek. (If more pages required, additional pages may be attached.)

The Construction Board of Appeals has 10 business days following the submission of the appeal to make a decision pursuant to N.J.A.C. 5:23A-2.3(a)

Fees \$50.00
Paid [] Check No. _____
Collected By _____

Signed: _____
(APPLICANT/AGENT) (Date)

Application will not be considered complete unless accompanied by the appeal fee.
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520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

NOTICE OF IMMINENT HAZARD

COPY

Application Date:
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 5/16/2019
Violation Number: 20190138

IDENTIFICATION

Work Site Location: 1735 SO 4TH ST Block: 472 Lot: 18 Qual: _____
Owner in Fee: SCOTT ANSALEAN B Contractor/Agent: SCOTT ANSALEAN B
Address: 1735 SO 4TH ST Address: 1735 SO 4TH ST
CAMDEN NJ 08104 CAMDEN NJ 08104
Telephone: _____ Telephone: _____

To: ☒ Owner

☐ Other

☐ Contractor/Agent

Date of Inspection: 5/15/2019

Date of Notice: 5/16/2019

Compliance Due Date: 5/17/2019

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 5/15/2019 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

EXTREME FIRE HAZARD. BOARD UP ALL OPENINGS INCLUDING WINDOWS AND DOORS UNTIL REPAIRED OR DEMOLISHED-

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

☒ Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.

☒ Demolish the above structure by 5/17/2019.

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this **ORDER**, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: (856) 757-7032.

By Order of:

JAMES RIZZO

Date: _____

CONSTRUCTION OFFICIAL

Sent by Certified Mail: _____

U.C.C. F242