

PROPERTY MAINTENANCE MANAGER

LIST OF VIOLATIONS FROM 12/01/2020 TO 02/28/2021

March 01, 2021 1:07:37PM

Ref.No.	App Date	Block / Lot / Qual	Inspection Type	Owner Name	Site Address	Owner Address
Violation No.	Violation Date	Corrected Date	Comments			
Violation Description						
10072420	12/21/2020	106 / 3 /	CCL Commercial	55 Bergenline Ave LLC	55 Bergenline Avenue	270 Wallabout Street - Apt. 5A Brooklyn NY 11206
102.1	12/21/2020	1/4/2021	PM-102.1 General: The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.			
702.1	12/21/2020	1/4/2021	All Aisles need to be clear of obstructions and storage PM-702.1 General: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.			
702.2	12/21/2020	1/4/2021	PM-702.2 Aisles: The required width of aisles in accordance with the International Fire Code shall be unobstructed.			
702.3	12/21/2020	1/4/2021	No Deadbolts on emergency exits PM-702.3 Locked doors: All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.			
704.1	12/21/2020	1/4/2021	Fire Detection system must be working and inspected PM-704.1 General: All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.			
102.2	12/21/2020	1/4/2021	PM-102.2 Maintenance: Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.			
10072464	1/28/2021	701 / 8 / lb	Property Maintenance	MOR ENTERPRISE OF NJ INC	711 Broadway	210 S. Livingston Avenue Livingston NJ 07039
195-45B	1/28/2021	Call Building Dept for change in ownership. 65C-45B Construction Permits and Plans; Zoning Compliance Certificate (Permit), Certificates of Occupancy. :B. Certificates of Occupancy. No land shall be occupied or used and no buildings hereafter erected, altered or changed in tenancy, use or ownership shall be occupied, in whole or in part, until a certificate of occupancy shall have been issued by the Construction Official.				
A temporary certificate of occupancy may be issued to a holder of a permit prior to completion of construction, provided that such occupancy shall not endanger life or public welfare and not until all required utilities, including but not limited to water, sewer, electric and fuel, are installed and in service, (U.C.C.).						
A posting of a bond to insure the completion of the work pursuant to other applicable laws and ordinances may be made a condition for a temporary certificate of occupancy.						
Written application shall be made by the owner or his agent for a certificate of occupancy when all requirements of a construction permit are met or, in the case of reoccupancy or change in ownership, when it is established after general inspection of the visible parts of the premises and investigation of available municipal records that no violations of the Uniform Construction Code or Zoning Ordinances of the Borough of Westwood have been found and that no unsafe conditions shall exist.						
10072421	12/29/2020	305 / 1 /	Complaint	Finley, Jason & Lauren	8 Bryant Place	8 Bryant Place Westwood NJ 07675

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330-15	12/29/2020			Please see section 330-15, It is your responsibility to remove the snow from the sidewalk which abutts your property at Westwood Avenue. The Borough of Westwood shall remove all snow and ice from the portion of the sidewalk abutting his or her premises. The owners of premises used for business, commercial or industrial purposes shall, in addition, remove all snow and ice from parking lots, walkways and other areas used by their customers or employees. Ice which is so frozen as to make removal impractical shall either be treated with rock salt or other chemicals which will thaw it sufficiently to permit removal or be thoroughly covered with sand, ashes or cinders. Removal or covering shall be accomplished within 12 hours of daylight after the snow or ice shall fall or be formed.		
195-83 H(4)	12/29/2020			Please remove the tree stump from the slope side of your property.		
10072489	2/25/2021	1206 / 9 /	Property Maintenance	Gray, Robert & Miriam	48 Dogwood Court	48 Dogwood Court Westwood NJ 07675
330-15	2/22/2021			Remove snow from rear sidewalk of property on fourth ave. The owner of any premises abutting on any public sidewalk in the Borough shall remove all snow and ice from the portion of the sidewalk abutting his or her premises. The owners of premises used for business, commercial or industrial purposes shall, in addition, remove all snow and ice from parking lots, walkways and other areas used by their customers or employees. Ice which is so frozen as to make removal impractical shall either be treated with rock salt or other chemicals which will thaw it sufficiently to permit removal or be thoroughly covered with sand, ashes or cinders. Removal or covering shall be accomplished within 12 hours of daylight after the snow or ice shall fall or be formed.		
302.3	2/22/2021			Homeowner responsibility to keep all sidewalks in safe condition. PM-302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		
10072401	12/8/2020	1101 / 3 /	Complaint	Goeller, Timothy & Julie Ann McCar	286 Fourth Avenue	286 Fourth Avenue Westwood NJ 07675
195-130	12/8/2020			A zoning permit is required for accessory structures. Sheds can not be in the front yard and only 2 accessory structures are permitted per lot.		
10072463	1/28/2021	701 / 13 /	Property Maintenance	Estelle Lee M.H.K. Enterprises of NJ	15 Harold Street	210 S.Livingston Avenue Livingston NJ 07039
195-45B	1/28/2021			Need to contact Building Dept for change in owner. 65C-45B Construction Permits and Plans; Zoning Compliance Certificate (Permit), Certificates of Occupancy. :B. Certificates of Occupancy. No land shall be occupied or used and no buildings hereafter erected, altered or changed in tenancy, use or ownership shall be occupied, in whole or in part, until a certificate of occupancy shall have been issued by the Construction Official. A temporary certificate of occupancy may be issued to a holder of a permit prior to completion of construction, provided that such occupancy shall not endanger life or public welfare and not until all required utilities, including but not limited to water, sewer, electric and fuel, are installed and in service, (U.C.C.). A posting of a bond to insure the completion of the work pursuant to other applicable laws and ordinances may be made a condition for a temporary certificate of occupancy. Written application shall be made by the owner or his agent for a certificate of occupancy when all requirements of a construction permit are met or, in the case of reoccupancy or change in ownership, when it is established after general inspection of the visible parts of the premises and investigation of available municipal records that no violations of the Uniform Construction Code or Zoning Ordinances of the Borough of Westwood have been found and that no unsafe conditions shall exist.		
308.1	1/28/2021			PM-307.1 Accumulation of rubbish or garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.		
302.1	1/28/2021			Clean up entire property PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.		

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302.4	1/28/2021			Clean up all weeds, brush and trees		
PM-302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All 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 violation, they shall be subject to prosecution in accordance with Section 106.3 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.						
10072422	12/30/2020	11 / 5 /	Property Maintenance	Campbell, Nate	75 Lincoln Avenue	75 Lincoln Avenue Westwood NJ 07675
195-130G	12/30/2020			Need to call Building Dept. for zoning permit for fence installed.		
G. Fences and walls.						
(1) No fence or wall shall be erected, altered or constructed in any residential zone which shall exceed six feet in height above predisturbed ground level. No fence shall exceed a height of four feet nor be less than 50% open in the front yard. Retaining walls or landscape walls shall not exceed a height of three feet in the front yard.						
[Amended 1-18-2011 by Ord. No. 11-04]						
(2)						
No fence or wall shall be erected, altered or constructed in any nonresidential zone which shall exceed six feet above ground level.						
(3)						
Notwithstanding the above provisions, no fence or wall shall be erected, altered or constructed in any zone which shall violate the provisions set forth regarding sight triangles.						
(4)						
Fences surrounding the perimeter of tennis courts shall be exempt from the above requirements. Said fence shall not exceed 14 feet in height above ground level.						
(5)						
The finished side of a fence shall face the adjoining properties.						
(6)						
All fences permitted by this subsection and all walls under four feet to one foot six inches in height shall require a zoning permit only. All proposed retaining walls four feet and over in height require review and approval from the Borough Engineer and the Building Department.						
[Amended 9-4-2001 by Ord. No. 01-19; 1-18-2011 by Ord. No. 11-04; 6-25-2013 by Ord. No. 13-15]						
(7)						
No fence shall contain barbed wire, razor ribbon, metal spikes or electrified materials or be constructed of a material which may be dangerous to persons or animals.						
(8)						
Retaining walls shall be subject to the following additional requirements:						
(a)						
Retaining walls shall not have any continuous exposed wall face in excess of four feet in height measured from the lowest elevation of the finished grade.						
(b)						
In any embankment which is constructed by the use of retaining walls, each wall shall also be subject to a maximum height limitation of four feet and shall be tiered at every four-foot interval of height.						
[Amended 9-4-2001 by Ord. No. 01-19]						
(c)						
The top of a retaining wall of a group of tiered walls shall have a fence or substantive planting element, minimally four feet in height, so as to create an appropriate safety barrier.						
(d)						
Shrubs and/or ornamental or evergreen trees shall be required at each tier level to minimize the appearance of the wall's height and mass and to enhance the aesthetics.						
[Amended 9-4-2001 by Ord. No. 01-19]						
(e)						
There is no setback requirement from property lines for retaining walls. No such retaining wall, however, shall be permitted to interfere with safe sight distance.						
[Amended 9-4-2001 by Ord. No. 01-19]						

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10072441	1/15/2021	112 / 3 /	Complaint	LoRusso, Anthony & Dorothy	21 Steuben Avenue	43 Blueberry Ct Mahwah NJ 07430
195-45C	1/15/2021			Rental without a CCO, non-owner occupied		
65C-45C Construction Permits and Plans; Zoning Compliance Certificate (Permit), Certificates of Occupancy. :C. Certificates required for changes in use, occupancy or ownership of certain lands and buildings. The Borough of Westwood requires a zoning compliance certificate to be obtained by the owner and occupant (one certificate may be issued to both) of the various classes of buildings listed below prior to the occurrence of changes in use, occupancy or ownership of certain buildings. The chart below lists the nature of the buildings and the types of changes, which trigger the requirement for a certificate of zoning compliance.						
Use Change of Tenant Change of Use Sale						
Single Family Home YES YES YES						
Two Family or Multiple Dwelling (any unit) YES YES YES						
Industrial YES YES YES						
Commercial YES YES YES						
Retail YES YES YES						
Office YES YES YES						
Other YES YES YES						
The zoning compliance certificate shall be on a form to be furnished by the zoning officer and shall state that the entire building and the specific portion in question and the site improvements for said building are in compliance with this ordinance. In the event said premises exist as a valid pre-existing non-conforming use or structure, said certificate must include the affirmative findings that the change does not alter the extent of any non-conformity including coverage, parking or intensity of use.						
The zoning officer shall issue all such certificates when the property in question is utilized exclusively for lawful-conforming residential and commercial tenants and legal tenants in pre-existing non-conforming buildings in accordance with the provisions of § 65C-119 Non-conforming uses, structures and lots. Certificates for all other types of uses shall be issued by the planning board, provided however, that this requirement shall be waived whenever the zoning compliance committee shall unanimously recommend issuance. The zoning compliance committee shall be established, from time to time, by resolution of the planning board and shall consist of the zoning officer, the planning board engineer and one additional person who shall be either a member of the Westwood Planning Board or a licensed Professional Planner. The zoning compliance committee shall have no authority to deny a request for a certificate for zoning compliance. They shall only be empowered to decline to issue same where it appears that the premises, as proposed to be used, is not in compliance with the provisions of this ordinance. In such an event the applicant shall be entitled to request issuance of the certificate of zoning compliance from the Westwood Planning Board. Where ever in connection with the proposed change of use or occupancy of a parcel of land or structure, the applicant obtains a variance or site plan approval from the board of adjustment or the planning board the board issuing the approval shall be authorized to issue the certificate of zoning compliance as part of said proceedings.						
10072454	1/25/2021	916 / 8 /	Property Maintenance	Smith, Gordon & Linda	169 Third Avenue	169 Third Avenue Westwood NJ 07675
302.3	1/25/2021			Please repair or replace front sidewalk. Must be free of trip hazzard. Please see attached sidewalk permit and call DPW		
PM-302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.						
10072456	1/25/2021	916 / 11 /	Property Maintenance	Abballo, Piero	179 Third Avenue	179 Third Avenue Westwood NJ 07675
302.3	1/25/2021			Please repair sidewalk, see permit for DWP. Must be free of trip hazzard. If you pull a permit now work can be done		
PM-302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.						
10072459	1/25/2021	916 / 13 /	Property Maintenance	Chowdhury, Mohamed	189 Third Avenue	102 Eastern Way Rutherford NJ 07070

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302.8	1/25/2021			Please register or remove all unregistered vehicals		
PM-302.8 Motor vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.						
302.1	1/25/2021			Please make sure yard and driveway id free of debris.		
PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.						
195-45B	1/25/2021			Please make appointment to inspect building. Need to show proof of tenants occupying building.		
65C-45B Construction Permits and Plans; Zoning Compliance Certificate (Permit), Certificates of Occupancy. :B. Certificates of Occupancy. No land shall be occupied or used and no buildings hereafter erected, altered or changed in tenancy, use or ownership shall be occupied, in whole or in part, until a certificate of occupancy shall have been issued by the Construction Official.						
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10072458	1/25/2021	916 / 14 /	Property Maintenance	Sciara, John J	193 Third Avenue	142 Second Avenue Westwood NJ 07675
302.3	1/25/2021			Please repair sidewalk. see attached permit for DPW. Must be free of trip hazzard. If you pull permit now work can be		
PM-302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.						
302.1	1/25/2021			Please make sure yard is clear of all debris.		
PM-302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.						
10072455	1/25/2021	916 / 9 / 173	Property Maintenance	Delgado, Ronald	171 Third Avenue, 2nd Fl. aka 173	171 Third Avenue Westwood NJ 07675
302.3	1/25/2021			Please repair sidewalk, see attached permit for DPW. Must be free of trip hazzard. If you pull permit now work can be		
PM-302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.						
10072447	1/21/2021	1203 / 1 /	Complaint	Dibari, Michael & Lisa	5 Woodcliff Avenue	5 Woodcliff Avenue Westwood NJ 07675
195-45A	1/21/2021			Require a zoning permit for driveway replacement or alterations.		