



BOROUGH OF ANDOVER
137 Main Street
Andover, New Jersey 07821
973-786-6688 – office 973-786-7231 – fax
clerk@andoverboroughnj.org

June 13, 2022

PACBED, LLC
5 Lakeview Drive
Andover, NJ 07821

RE: FINAL NOTICE of Violation and Order to Correct –
23 Lenape Road, Andover NJ 07821 Block 24 Lot 44
Chapter 104 - Property Maintenance
Chapter 104 - Vacant Property Registration

To Whom It May Concern:

It has come to my attention that the above reference violation on the property located at Block 24 Lot 44 Lot 8 – 23 Lenape Road, Andover, NJ 07821, has not been abated.

Specifically, your property is in violation for failure to maintain the registration of a vacant abandoned property. On April 10, 2018 the Andover Borough office processed an application for vacant/abandoned property and an initial registration fee of \$500. It was again renewed on 5/14/2021 for its 2nd annual and fee in the amount of \$3000. Since that time, you have failed to renew the registration required for 2022.

You are in violation of the following Andover Borough Code(s):

104-14 Vacant and abandoned properties.

B. Registration.

- (a) An owner of vacant property shall, within 30 days after the building becomes vacant property or within 30 days after assuming ownership of the vacant property, whichever is later, and also within 10 calendar days of receipt of notice from the Borough requesting registration, file a registration statement for each such vacant property with the Borough of Andover on forms provided by the Borough of Andover for such purposes. Any failure to receive notice from the Borough shall not constitute grounds for failing to register the property. The registration shall remain valid until the end of the calendar year. The owner shall be required to renew the registration annually, by no later than January 31 of each year, as long as the building remains vacant property and shall pay a registration or renewal fee as prescribed in § 104-14B(3) for each vacant property registered. The initial and renewal fees shall be prorated and/or credited accordingly on receipt by the public officer of proof of legal occupancy. Each

vacant property having a separate block and lot number as designated in the official tax maps of the Borough shall be registered separately.

- (b) Any owner of a building meeting the definition of "vacant property" as of the effective date of this section shall file a registration statement for that property on or before the 60th day following the effective date of this section.
- (c) The registration statement shall include the information required under § 104-14B(2) hereof and any additional information which the public officer may reasonably require.
- (d) The owner shall notify the Borough of Andover within 30 days of any change in the registration information by filing an amended registration statement on a form provided by the Borough of Andover for such purpose.
- (e) The registration statement shall be deemed prima facie proof of the statements therein for the purpose of any administrative enforcement or court proceeding instituted by the Borough of Andover against the owner of the vacant property.

To abate this violation a vacant/abandoned property application with current information and required Subsequent Annual Renewal Fee of \$5000 must be submitted by **07/13/2022** by filing application with the municipal clerk. If upon that date these violations have not been abated, the municipality will take whatever legal action is necessary to abate this violation.

Sincerely,

Jessica Casella
Zoning Administrative Official

Regular & Certified: