

Via Certified and Regular Mail

June 7, 2022

Maryanne R. Senko

5 Smithfield Lane

Florham Park, N.J. 07932

Block 2303 Lot 11

Re: Notice of Violation-Property Maintenance 188-23 B (3) [Dead Tree], 188-23 B (1) [Debris],
188-42-(Rodent Harborage)

Dear Ms. Senko,

Pursuant our meeting this date below please find points discussed and agreed upon.

1. The garbage cans next to your residence will be replaced with cans that have tight fitting lids, and the errant garbage currently there will be removed immediately. I observed evidence of rodent activity as the garbage bags were torn open and feces was about the area. Code 188-42 requires the homeowner to ensure "all structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health" and "after extermination, proper precautions shall be taken to prevent re-infestation".
2. All extraneous materials and equipment around your property will be removed within thirty (30) days from receipt of this notice of violation.
3. The dead Ash tree that I showed you is a hazard and needs to be removed within thirty (30) days from receipt of this notice of violation. For your convenience I am enclosing an application for the tree removal.

You are hereby directed to make arrangements to address points 1, 2 & 3 within the time periods noted for each. Failure to comply with these directives will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

June 9, 2022

Jeffrey A. Canfora

6 Washington Street

Florham Park, N.J. 07932

Re: Notice of Violation-Property Maintenance Code 188-23 C- Fail to Cut Grass

Dear Property Owner,

I received a complaint which I confirmed by visual observation and photographed to document that the grass/weeds at the construction site needs to be cut as it is now quite unsightly. This is a violation of Property Maintenance Code 188-23 C.

You are hereby directed to make arrangements to cut the grass/weeds within ten (10) days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

We request you establish a schedule to have the grass cut before it necessitates action on our part.

Would you please keep us posted on your actions on this matter so we may monitor the progress.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

June 3, 2022

Liwu Xiong & Minghi Du

11 Indian Ln

Florham Park, N.J. 07932

Block 2101 Lot 16

Re: Notice of Violation-Property Maintenance-Code 188-23 C-Fail to Maintain Lawn

Dear Property Owner,

I have received a complaint which I confirmed through visual observation and photographed to document, there is a violation of the Property Maintenance Code requiring grass to be cut, as it is currently unsightly. I left a courtesy card at the residence explaining the violation. The house appears to have no one living there, so I am sending this letter to the property owner of record.

You are hereby directed to make arrangements to have the lawn cut of the high grass and any obnoxious weed growth within five (5) days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

You may contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Would you please keep us apprised of your actions on this matter so we may monitor the progress.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

May 11, 2022

Eleven Vreeland LLC

11 Vreeland Rd

Florham Park, N.J. 07932

Re: Notice of Violations

1. Unlicensed Motor Vehicles-188-24
2. Pavement Needs Repair-188-23 B (7)
3. High Grass-188-23 C

Dear Property Owner,

While on routine inspections of Vreeland Rd businesses I observed and photographed to document the above violations. 1. There are two (2) unlicensed and inoperable motor vehicles on your property in violation of 188-24. 2. There are numerous locations within your parking lot and driving lanes that require pothole filling in violation of 188-23 B (7). 3. The grass in the front of your building along Vreeland Rd needs to be cut and currently is in violation of 188-23 C.

You are hereby directed to have the unlicensed motor vehicles licensed or removed within five (5) days from receipt of this notice of violation. Also, you are hereby directed to make arrangements to have the pothole hazards protected immediately and have them filled within ten (10) days from receipt of this notice of violation. In addition, you are hereby directed to have the grass cut within five (5) days from receipt of this notice of violation.

Failure to comply with these directives will result in the issuance of a municipal summons for each separate violation. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Please keep us apprised of your actions on these matters so we may monitor your progress.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

June 9, 2022

Mary Lynne Mok & Jo Ellen Buryk
9 Warwick Rd
Flanders, N.J. 07836
Block 2101 Lot 24

Violation Address:

15 Columbia Tpk
Florham Park, N.J. 07932

Re: Notice of Violation-Property Maintenance-Code 188-23 C-Fail to Maintain Lawn

Dear Property Owner,

While on routine inspection of Columbia Tpk I observed and photographed to document that the grass at the violation address needs to be cut as it is now quite unsightly. This is a clear violation of the Property Maintenance Code 188-23 C.

You are hereby directed to make arrangements to have the grass cut within seven (7) days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

We request you establish a schedule with a lawn cutting service to address this issue before it necessitates action on our part. I have tried on numerous occasions to contact you by phone, but found the mailbox full and unable to leave a message.

Would you please keep us apprised of your action on this matter so we may monitor the progress.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular mail

May 19, 2022

Dorothy P. Reutlinger

49 Adrian Rd

Long Beach Twp, N.J. 08008

Violation Address:

24 Kenneth Court

Florham Park, N.J. 07932

Block 2002 Lot 28

Re: Notice of Violation-Property Maintenance 188-23 C-High Grass and Trim Shrubs

I have received numerous complaints regarding your property at 24 Kenneth Court, Florham Park N.J. 07932, which I confirmed through an on-site inspection and documented with photographs that the shrubbery needs to be trimmed and the grass cut, in both the rear and front of the residence. This condition is clearly a violation of Code 188-23 C. I left a courtesy card at the address to explain the violation. This condition appears to be an ongoing issue as evident in the enclosed letter from September 28, 2021. Would it not be prudent to schedule a landscaper to address the issues on a regular basis and not wait for the neighbors to complain?

Therefore, you are hereby directed to correct the excessive grass growth and shrubbery violations within ten (10) days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Please feel free to contact me at 973-410-5463 or wkussler@fpboro.net, should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

May 13, 2021

PP27 Brooklake LLC

16 Grant Street

Suite 1

Little Ferry, N.J. 07647

Violation Address:

27 Brooklake Rd

Florham Park, N.J. 07932

Re: Notice of Violation, Property Maintenance 188- 23 C Overgrown grass/weeds

Recently I received a complaint which I confirmed through an on-site inspection and photographs were taken to document the condition that overgrown and unsightly grass and weeds exists at the violation address which needs to be cut. Also, there are numerous pieces of construction material and other debris strewn about the property. This is a clear violation of the Florham Park Property Maintenance Code 188. The property needs to be maintained so as not to become a blighting factor depreciating adjoining property and impairing the character of the neighborhood.

You are hereby directed to make arrangements to correct these issues within the ten (10) days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Please keep us apprised of your actions on this matter so we may monitor the progress.

Feel free to contact me at 973-410-5463 should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail
January 31, 2022

29 Columbia Holdings LLC
C/o Todd Bank
105 Tennyson Dr
Short Hills, N.J. 07078

Violation Address:
29 Columbia Tpk
Florham Park, N.J. 07932

Re: NOTICE of VIOLATION-Property Maintenance Code 188-23 B (1)

While of routine Columbia Tpk business inspections I observed and photographed to document, there is disused lighting fixtures and other items of debris in and around the rear dumpster enclosures. As it currently exists, constitutes a clear violation of Property Maintenance Code 188-23 B (1) by being dangerous and detrimental to the public health, safety, general welfare and real property values within Florham Park Borough and therefore, is prohibited.

You are hereby directed to make arrangements to have these items removed within (30) thirty days from receipt of this notice of violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Please keep us apprised of your actions on this matter so we may monitor the progress.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler
Code Enforcement Officer

C/c. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

June 21, 2022

Eleonora Coviello

14 Durwood Pl

Madison, N.J. 07940

Violation Address:

42 Brooklake Rd

Florham Park, N.J. 07932

Block 4101 Lot 6

Re: Notice of Violation-Property Maintenance-Code 188-26 B (house in need of painting) & Code 188-26 J (front steps unsafe)

Dear property Owner,

I have received a complaint which I confirmed through visual observation and photographed to document there are two (2) violations of the Florham Park Borough's Property Maintenance Codes.

The house needs to be painted as evidenced by flaking and peeling of the existing paint which as it currently exists is a violation of Code 188-26 B, by being unsightly constituting a blighting factor depreciating adjoining property and impairing the character of the neighborhood . In addition, the front steps are a hazard as the treads are loose, which is a violation of Code 188-26 J. Immediately upon receipt of this notice of violation, you shall protect the front steps with warning tape or other means to bring attention to anyone who may try to use the steps.

Regarding the house painting, you are hereby directed to make arrangements to have the house painted within thirty (30) days from receipt of this notice of violation. Failure to comply with these directives will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Via Certified and Regular Mail
June 21, 2022

Singer Est.
C/o Paul R. Singer
61 Townsend Dr
Florham Park, N.J. 07932
Block 2601 Lot 12

Re: Notice of Violation-Property Maintenance Code 188-26 B (Garage door in need of paint)

Dear Property Owner,

I have received a complaint which I confirmed through visual observation and photographed to document the front facing garage door is in need of paint, as evidenced by flaking and peeling paint. This is quite unsightly, constituting a blighting factor depreciating adjoining property and impairing the character of the neighborhood. As it currently exists is a clear violation of Florham Park Borough's Property Maintenance Code 188-26 B.

You are hereby directed to make arrangements within thirty (30) days from receipt of this notice of violation to have this garage door painted. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty. Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Would you please keep us apprised of your actions on this matter so we may monitor the progress.

Bill Kussler
Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail

June 22, 2022

64 Ridgedale Ave LLC

452 Scotland Rd

Orange, N.J. 07051

Violation Address:

2 Salvatore Ct

Florham Park, N.J. 07932

Block 2804 Lot 19.01

Re: Notice of Violation-Property Maintenance-Code188-23 B (1) Permitting Hazards and
Nuisances to Exist

Dear Property Owner,

I have received several complaints, which I observed and documented by photographs there is numerous pieces of extraneous construction material strewn about on the violation address, which is a violation of Florham Park Borough's Code 188-23 B (1). I have an email dated June 2, 2022, from Mr. Prioletti indicating he was to forward the pictures I sent of the debris to the contractor to have him address the issue. However, as of this date the debris remains.

Since you have had ample opportunity to correct the problem, you are hereby directed to make arrangements within five (5) days from receipt of this notice of violation to have the debris removed. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail
June 24, 2022

Vincent & Danielle Moscaritola
21 Tuttle Ave
East Hanover, N.J. 07936
Block 3005 Lot 31

Violation Address:
72 Cathedral Ave
Florham Park, N.J. 07932

Re: Notice of Violation-Property Maintenance-Chapter 188-Nuisance/Hazard
Zoning Chapter 250-7.1 C (3) (d)-Fail to Maintain Silt Fence

Dear Property Owner,

I have received a complaint, which I confirmed and photographed to document, there is a nuisance/hazard existing at the violation address, as evidenced by the garage opening not being secured to block inquisitive children from entering the structure. I have enclosed a photograph depicting the unsecured fence allowing access, whether going around or over the fence. Which is a violation of Property Maintenance Code 188.

In addition, the required silt fencing around the construction site, where required, needs to be reestablished, so as to retain all sediment on the site. As it currently exists is a violation of Zoning Chapter 250-7.1 C (3) (d).

Immediately upon receipt of this notice of violation you are hereby directed to make arrangements to have the garage opening completely closed not allowing any and all access during non-working hours. This shall be completed by Friday July 1, 2022. This time frame also applies to the silt fence issue. Failure to comply with these directives will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Via Certified and Regular Mail

April 28, 2022

Nicole & Lavalle Polizzi

165 Summit Rd

Florham Park, N.J. 07932

Block 2101 Lot 28.04

Re: Notice of Violation-Property Maintenance Code 188-41

Dear Property Owner,

Recently it was brought to my attention which I observed and photographed to document there are several rubbish containers without secure lids which would not allow trash to be strewn about your and adjacent properties. I left a Courtesy Card at your residence on April 27, 2022 to make you aware of the violation. This is a clear violation of Property Maintenance Code 188-41.

Would you please make arrangements immediately to affix lids to the rubbish containers that need same, so the trash does not spill out and gather on the surrounding area.

Please feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail
June 10, 2022

Florham Village
195 Columbia Tpk
Florham Park, N.J. 07932
Block 1901 Lot 2

Violation Address:
187 Columbia Tpk
Florham Park, N.J. 07932

Re: Notice of Violations-Property Maintenance-Code 188-23 B 1-Excessive Foliage Growth &
Sight Triangles-Code 188-28

During my routine inspection of the B 1 Zone business area I observed and photographed to document there is excessive foliage growth along Park Street behind the Florham Village which is encroaching into the westbound lane of travel, causing motor vehicles to move away from the growth towards oncoming traffic. This is a violation of Property Maintenance Code 188-23 B 1 as it is a hazard and nuisance. You are hereby directed to make arrangements to have this excessive growth cut back to the face of the curb line within seven (7) days from receipt of this notice of violation.

In addition, at the entrance/exit along Park Street the foliage causes a sight obstruction in both directions to vehicles exiting onto the roadway. This is a clear violation of Property Maintenance Code 188-28 Sight Triangles. For your convenience I have enclosed a copy of this particular code, which gives a full explanation of your required action. I have personally experienced difficulties observing approaching traffic and I found you need to pull forward into the travel lanes to gain an adequate sight distance. You are hereby directed to make arrangements to fully comply with the applicable code within five (5) days from receipt of this notice of violation. Failure to comply with these two (2) directives will result in the issuance of a municipal summons for each. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty. We request you establish a schedule to address these issues before they require action on our part.

Would you keep us posted of your actions on this matter so we may monitor the progress.

Via Certified and Regular Mail
April 12, 2022

Kyung Sook & Seung H. Kang
190 Brooklake Road
Florham Park, N.J. 07932
Block 4201 Lot 2

Re: Notice of Violation Chapter 188-23 B Failure to Maintain Residential Property

While on routine residential inspections I observed and photographed to document there is trash/rubbish placed on the curb within the Borough's Right of Way. On April 11, 2022 I placed a Courtesy Card on your front door that I found removed on this date. The card explained the violation and requested you remove the trash/rubbish immediately. Your failure to voluntarily comply with our request necessitated this Notice of Violation.

You are hereby directed to make arrangements to immediately remove the trash/rubbish from receipt of this Notice of Violation. For your convenience I have enclosed a copy of Florham Park Borough's instructions for curbside pickup. Failure to comply with this directive will result in the issuance of a Municipal Summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Please feel free to contact me at 973-410-5463 or wkussler@fpboro.net, should you have any questions or are in need of further information.

Bill Kussler
Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regular Mail
May 10, 2022

The Villa at Florham Park INC
3 Manhattan Dr
Burlington, N.J. 08016

Violation Address:
The Villa at Florham Park INC
190 Park Ave
Florham Park, N.J. 07932

Re: Notice of Violation-Property Maintenance-High Grass-Code 188-23 C

Dear Property Owner,

While on routine business inspections along Park Ave in Florham Park, I observed and photographed to document there is a need to cut the grass at the violation address, as it is a clear violation of Property Maintenance Code 188-23 C.

You are hereby directed to make arrangements to have the grass cut within five (5) days of the receipt of this Notice of Violation. Failure to comply with this directive will result in the issuance of a municipal summons. All summonses require at least an appearance in the Municipal Court of Florham Park and may lead to a monetary penalty.

Please feel free to contact me at 973-410-5463 or wkussler@fpboro.net if you have any questions or are in need of further information. Please keep us apprised of your actions on this matter so we may monitor your progress.

Bill Kussler
Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified Mail

April 6, 2022

New Jersey Sports and Exposition Authority
1 Dekorte Park Plaza
Lyndhurst, N.J. 07071

To whom this may concern,

I have received a complaint which I documented by photographs there is litter/trash along the northern side of the Park Ave Connector Road from the intersection of Jets Drive to the water main easement, which is on your property. As property owner of record you are responsible to maintain this property, as per Florham Park Borough Chapter 188. I have enclosed a highlighted copy of our tax map indicating the area of concern.

Would you please at your earliest convenience make arrangements to have the litter/trash removed.

Feel free to contact me at 973-410-5463 or wkussler@fpboro.net should you have any questions or are in need of further information.

Would you keep me posted of your actions on this matter so I may monitor the progress.

Thank you,

Bill Kussler

Code Enforcement Officer

Cc. Kevin Guilfoyle Construction Official, Janet Doherty Zoning Official

Via Certified and Regula Mail
May 10, 2022

Villa at Florham Park INC
3 Manhattan Dr
Burlington, N.J. 08016

Violation Address:
Villa at Florham Park INC
190 Park Ave
Florham Park, N.J. 07932

Re: Notice of Violation-Property Maintenance-High Grass-Code 188-23 C

Dear Property Owner,

While on routine business inspections along Park Ave in Florham Park, I observed and photographed to document there is a need to cut the grass at the violation address, as it is a clear violation of Property Maintenance Code 188-23 C.