



Township of Egg Harbor

3515 Bargaintown Road, Egg Harbor Township, NJ 08234

NOTICE OF VIOLATION

DATE: January 24, 2022

In accordance with the Code of the Township of Egg Harbor (Ordinance 9-2009 / Chapter 173). Your property was found to be in violation of our Property Maintenance Code and Unlawful storage (211-3), subject to court appearance with a minimum fine of \$100.00 and maximum fine of 2,000.00 (per day)

Rose-Ry E Cummings
110 Poplar Avenue
Egg Harbor Twp., NJ 08234

SITE: 110 Poplar Ave., Egg Harbor Township NJ. Block 5609 Lot 14

Please be advised that an inspection was performed at the above property on January 21, 2022. The following violations are outstanding at this time.

- 1). Please remove all dead vegetation from the front of the property.
- 2). Remove all debris from the front and the right side of the property causing a nuisance for the neighborhood.
- 3). All vehicles on the property must be removed or must be registered with the current year and have a license plate on each vehicle.

You will have until February 24, 2022 to abate these violations, summons to be issued if not abated.

If there are any questions please feel free to call the office at (609) 926-4121.



Sarah Schaffer, Zoning Official

Regular Mail/Certified Mail

Cc:



Egg Harbor Township Inquiry Response Form

Date Created: 5/18/2022
Date Received: 5/18/2022
Time Received: 1:06:18 PM
Tracking Number: CPT-22-00014

Inquiry:

Municipality: Egg Harbor Township Category: Inquiry
Department Origin: LandusePro Complaint Type: _____
User Origin: Sarah Schaffer Status: Complete
Assigned to Department: LandusePro Priority: Low
Assign to User: Sarah Schaffer Method Received: _____
Private: No

Inquiry Summary:

While doing inspection, the property attached was observed with overgrown lawn.

Complaint Result:

Violation notice sent - 05/18/2022

Location:

8 WINNERS COURT
8 WINNERS COURT
Street Address 1: _____
Street Address 2: _____
City: Egg Harbor Township State: NJ Zip: _____ - _____
Block: 5811 Lot: 9 Qualifier: _____

Owner:

BALLARD, ROGER T.
8 WINNERS COURT
Street Address 1: _____
Street Address 2: _____
City: EGG HARBOR TOWNSHIP State: NJ Zip: 08234 - _____
Telephone: _____ Cellphone: _____
Email: _____

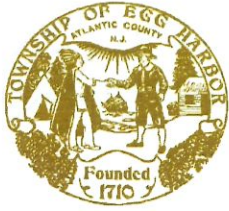
Tenant:

Street Address 1: _____
Street Address 2: _____
City: _____ State: NJ Zip: _____ - _____
Telephone: _____ Cellphone: _____
Email: _____

Inquiry Submitted By:

First Name: **Sarah** Last Name: **Schaffer**
Street Address 1: 3515 Bargaintown Road
Street Address 2: _____
City: EHT State: NJ Zip: _____ - _____
Telephone: _____ Cellphone: _____

Inquiry Notes:



Township of Egg Harbor

3515 Bargaintown Road, Egg Harbor Township, NJ 08234

TOWNSHIP CODE **NOTICE OF VIOLATION**

DATE: 05/10/2022

Complaint #: CPT-22-00004

Zoning/Code Officer:

Sarah Schaffer, (609) 926-4048

sschaffer@ehtgov.org

Name of Owner: ALENCAR, CARLOS
Location of Violation: 7017 BLACK HORSE PIKE
Block: 4211
Lot: 2

VIOLATION DETAIL

DATE OF VIOLATION: 05/05/2022

VIOLATION OBSERVED: Overgrown lawn and debris on the property.

ORDINANCE:

§ 173-13 **Violations and penalties.**

Every person, firm or corporation who shall violate any provision of this code shall be guilty of a misdemeanor and, upon conviction thereof, be subject to a minimum fine of \$100 and a maximum fine of \$2,000. Each day that a violation continues after due notice has been served in accordance with the terms and provisions hereof shall be deemed a separate offense.

§ 173-19 **Maintenance required; hazards enumerated.**

The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner. It shall be the duty of the owner to keep the premises free from hazards, which include but are not limited to the following: A. Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris;

§ 173-21 **Landscaping.**

The landscaping of all premises shall be properly maintained and kept from overgrowing. Grass cannot exceed eight inches in height. This provision applies to a perimeter of 75 feet surrounding principal structures on the premises.

CORRECTIVE ACTION: Maintain the grass throughout the summer preventing unhealthy overgrowth and remove all trash and debris from the property.

NOTES: A complaint was received by a neighbor stating that the property had debris and overgrown grass. The violation was observed on 5/10/2022. You must maintain the property and remove any and all debris by the date below.

You will have until June 10, 2022 to abate these violations, summons to be issued if not abated.

If there are any questions please feel free to call the office at (609) 926-4121.



Township of Egg Harbor

3515 Bargaintown Road, Egg Harbor Township, NJ 08234

TOWNSHIP CODE **NOTICE OF VIOLATION**

DATE: 04/05/2022
Complaint #: 2022-0029

Zoning/Code Officer:
Sarah Schaffer, (609) 926-4048
sschaffer@ehtgov.org

Name of Owner: Gregory Ciambrone
Location of Violation: 82 Roberts Best Road
Block: 7002
Lot: 3

VIOLATION DETAIL

DATE OF VIOLATION: 04/05/2022

VIOLATION OBSERVED: Faded and chipped paint on main house and accessory garage. Foundation on the right missing bricks. Vegetation on the left side needs to be maintained.

ORDINANCE:

§ 173-21 Landscaping.

The landscaping of all premises shall be properly maintained and kept from overgrowing. Grass cannot exceed eight inches in height. This provision applies to a perimeter of 75 feet surrounding principal structures on the premises.

§ 173-19 Maintenance required; hazards enumerated.

The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner. It shall be the duty of the owner to keep the premises free from hazards, which include but are not limited to the following: **A.** Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris

§ 173-25 General exterior maintenance.

The exterior of every structure or accessory structure, including fences, roofs and gutters, shall be maintained in good repair, and all surfaces thereof shall be kept painted, when necessary, for the purpose of preservation and appearance. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved, safety and fire hazards eliminated and the adjoining properties and the neighborhood protected from blighting influences.

§ 173-26 Maintenance of structural soundness.

Every structure and accessory structure and every part thereof shall be kept structurally sound and in a state of good repair to avoid safety, health or fire hazards, including but not limited to the following:

A. Foundation walls. Foundation walls shall be kept structurally sound, free from defects and damage and capable of bearing imposed loads safely.