

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 19, 2021

Issuance Date: April 22, 2021

Block: 46 **Lot:** 12

Name: SF4 RE1 LLC
1 Paragon Dr Ste 252
Montvale, Nj 07645

Location: 111 S Jackson St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

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NOTICE OF ORDER

Inspection Date: April 19, 2021

Issuance Date: April 22, 2021

Block: 46 **Lot:** 12

Name: SF4 RE1 LLC
21 Rober Pitt Dr Ste 202
Monsey, NY 10952

Location: 111 S Jackson St
Woodbury, Nj 08096

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NOTICE OF ORDER

Inspection Date: April 7, 2021

Issuance Date: April 7, 2021

Compliance Date: April 17, 2021

Block: 148.01 **Lot:** 7

Name: John & Dianne Viden
236 Ridgewood Rd
Bassett, Va 24055

Location: 126 Hunter St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Sections of roof/flashings has animals entering property and neighboring property

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NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 63 **Lot:** 7.01

Name: SJES Holdings LLC
POB 111
Fairless Hills, PA 19030

Location: 139 High St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

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NOTICE OF ORDER

Inspection Date: May 19, 2021

Issuance Date: May 19, 2021

Compliance Date: May 29, 2021

Block: 115 **Lot:** 17

Name: John Coppola
1742 Delsea Dr
Deptford, NJ 08096

Location: 14 E Barber Ave Unit A
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Repair walls and ceilings where needed
Roof Certification
Repair windows where needed
Repair steps
Cut grass, weeds and remove all debris from entire property

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NOTICE OF ORDER

Inspection Date: June 15, 2021

Issuance Date: June 15, 2021

Compliance Date: June 25, 2021

Block: 72 **Lot:** 29

Name: Woodbury Portfolio Holdings LLC
930 E County Line Rd B103
Lakewood, Nj 08701

Location: 143 Delaware Unit 4-A
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Pest control certification that unit has been serviced.

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NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 147 **Lot:** 1

Name: Rafael Floresta
100 Westwood Hill Dr
W. Deptford, Nj 08096

Location: 16 N Maple Ave Unit A-1
Woodbury, Nj 08096

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Ordinance Number: 1738-94

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NOTICE OF ORDER

Inspection Date: March 5, 2021

Issuance Date: March 5, 2021

Block: 33.02 **Lot:** 13

Name: Juan Davila
6701 Charles St
Phila., PA 19135

Location: 161 Emerson St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

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NOTICE OF ORDER

Inspection Date: March 5, 2021

Issuance Date: March 5, 2021

Compliance Date: March 15, 2021

Block: 33.02 **Lot:** 16

Name: Juan Davila
6701 Charles St
Phila., PA 19135

Location: 161 Emerson St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash and/or debris from entire property

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: May 13, 2021

Issuance Date: May 17, 2021

Compliance Date: May 27, 2021

Block: 77 **Lot:** 18

Name: Marco Perez & Coronado Gonzalez
164 Peterson Blvd
Woodbury, Nj 08096

Location: 17 S Broad St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

162-11Preparation of garbage and refuse for collection.

[Amended 2-17-1981 by Ord. No. 1378-81; 8-18-1981 by Ord. No. 1394-81; 2-23-1988 by Ord. No. 1543-88; 5-11-1999 by Ord. No. 1871-99; 5-14-2019 by Ord. No. 2307-19]

B. Trash, debris and garbage shall be placed in plastic bags securely tied, with a total weight not to exceed 50 pounds.

144-16 Occupant to maintain premises in clean and sanitary manner.

All parts of the premises under the control of the occupant shall be kept in a clean and sanitary condition, and the occupant shall refrain from performing any acts which would render other parts of the premises unclean or unsanitary or which would obstruct the owner or operator from performing any duty required hereunder or maintaining the premises in a clean and sanitary condition.

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NOTICE OF ORDER

Inspection Date: June 18, 2021

Issuance Date: June 18, 2021

Compliance Date: June 28, 2021

Block: 78 **Lot:** 3

Name: 20 Harrison St Real Estate LLC
321 Swedesboro Rd
Mullica Hill, Nj 08062

Location: 20 Harrison St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. Two violations.

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

[Amended 3-9-1994 by Ord. No. 1734-94; 2-25-1997 by Ord. No. 1813-97; 5-11-1999 by Ord. No. 1871-99; 3-28-2005 by Ord. No. 191-05; 5-14-2019 by Ord. No. 2307-19]

Chapter 162-13 Placement of receptacles for collection.

C. All receptacles, when not placed for curbside collection, shall be located to the rear of the property and shall not be subject to public view from the front of the property.

Ordinance Number: 9-2013

Chapter: 64-A

Remove tall grass, weeds, overgrowth, trash, debris, and etc. from entire property

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NOTICE OF ORDER

Inspection Date: May 26, 2021

Issuance Date: May 27, 2021

Compliance Date: June 6, 2021

Block: 146 **Lot:** 3

Name: 20 Laurel St LLC
3 S Broad St Ste 20
Woodbury, Nj 08096

Location: 20 Laurel St
Woodbury, Nj 08096

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Ordinance Number: 2224-16

Chapter: 106-8

Occupancy of substandard dwellings prohibited; performance standards.

[Amended 11-28-2005 by Ord. No. 2015-05; 7-12-2016 by Ord. No. 2246-16]

A.No person shall occupy or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the provisions of this chapter and the International Property Maintenance Code, 2015 Edition, 1993 Regulations for Maintenance of Hotels and Multiple Dwellings and the State Building Code and their amendments or additions subsequent thereto, which are established hereby as the standards to be used in determining whether a dwelling is safe, sanitary and fit for human habitation. No cellar or any part thereof shall be used for sleeping purposes. Basements may be used for sleeping purposes, provided that the entire basement complies with all requirements of this chapter and the emergency escape provisions of the aforesaid State Building Code, that all furnaces or other heating or hot water facilities are so located, insulated and separated from living areas by resistive partitions of two-hour fire rating, that fire extinguishers are provided at an accessible location and proximity thereto for use in the case of fire and that the floors, ceilings and walls are impervious to leakage of underground and surface runoff water and are insulated from and free from dampness and

moisture. Smoke detectors must comply with the Uniform Fire Safety Act, N.J.A.C. 5:18-4.19 and/or the aforesaid Regulations for Maintenance of Hotels and Multiple Dwellings.

Resolve sewage problem

Make all plumbing leak free

Make basement clean and moisture free

NJ Licensed Plumbers Certification

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 36.01 **Lot:** 2.04

Name: Ian Williams
205 Logan St
Woodbury, NJ 08096

Location: 205 Logan St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

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Clifton Miller

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33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 12, 2021

Issuance Date: April 12, 2021

Compliance Date: April 22, 2021

Block: 146 **Lot:** 21

Name: Philip Martorano
250 Columbus Dr
Mantua, Nj 08051

Location: 21 N Maple St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

106-11**Revocation or suspension of certificate of registration.**

[Amended 10-9-2018 by Ord. No. 2297-18^[1]]

A. In addition to any other penalty prescribed herein, an owner may be subject to the revocation or suspension of the certificate of registration issued hereunder upon the happening of one or more of the following:.

(3) Continuously renting the unit or units to a tenant or tenants who are convicted of a violation of the Noise Ordinance of the City of Woodbury. Three convictions or more in a one-year period shall be considered a continuous event.

(4) Continuously permitting the rental unit to be occupied by more than the maximum number of occupants permitted. Three written notices of violations within a one-year period shall be considered a continuous event.

(5) Maintaining the rental unit or units or the property in which the rental unit is a part in a dangerous condition likely to result in injury to person or property.

(7) A pattern of conduct which results in creating, maintaining, permitting or suffering the existence of any of the following conditions at or about the rental unit:

(a) Disorderly conduct on the part of tenants or occupants or their guests. "Disorderly conduct" shall be as defined in N.J.S.A. 2C:33-2; provided, however, that a conviction of such person or persons under that statute shall not be required in order for the City to take action under this section;

(b) A nuisance, as that term is defined by N.J.S.A. 2C:33-12; provided, however, that a conviction of such person or persons under that statute shall not be required in order for the City to take action under this section;

(c) The failure to comply with any directive of the City of Woodbury concerning the abatement of conduct prohibited by Subsection **A(7)(a)** or **(b)** hereof;

(d) The rental unit has continued to be, after written notice to cease to the landlord, so disorderly as to destroy the peace and quiet of the neighborhood; and

B. Whenever the Police Department shall have made an arrest of or issued a summons to a tenant, occupant or guest or owner on three or more occasions during any thirty-day period for an offense related to or arising out of the use and occupancy of the same rental unit(s), the same shall be prima facie evidence of a violation of this section, provided that the owner and/or managing agent shall have had written notice of the existence of such circumstances or conditions.

106-12Notice of violation; revocation of license; hearing.

[Amended 10-9-2018 by Ord. No. 2297-18]

A. Procedure; written complaint; notice; hearing. Whenever an inspecting officer determines that there has been a violation of this chapter, he or she shall serve a written notice of the violation on the owner, operator and/or registered agent which shall include a statement of the reasons why it is being issued and what action, if any, the owner, operator and/or registered agent must take to abate the violation. Said notice shall also state that the violation(s) must be corrected within 10 days and, if not, that the certificate of registration and the certificate of occupancy for the subject premises shall be revoked, in addition to the remedies and provisions set forth elsewhere in this chapter. The said period for correction may be extended or abbreviated by the Housing Officer for a definite number of days for good cause. Good cause for such extension shall include but is not limited to delays in the correction of the violations caused by weather conditions, unavailability of building/construction materials, and/or unavailability of contractors hired to correct the violations or the existence of emergent circumstances affecting the health or safety of occupants or residents of Woodbury.

B. Revocation; appeal; hearing.

(1) If a violation is not corrected within 10 days of the service of a notice thereof, or any extension or abbreviation given, the inspecting officer may serve an order upon the owner, operator and/or registered agent that the certificate of registration and certificate of occupancy are revoked, and occupancy prohibited, effective five days from the service thereof.

(2) Notwithstanding the correction of any one or more violations, the Construction Code Official or designated housing officers may conduct a hearing in the manner provided above to consider

suspension or revocation of a certificate of registration and certificate of occupancy on the grounds herein stated. If, as result of such hearing, the Construction Code Official or designated housing officers determine that the subject building or structure has been a source of serious or repeated violations of this chapter such that the operation of said rental facility is or has been harmful to the health and/or safety of the occupants or has constituted a public nuisance, the Construction Code Official or designated housing officers may suspend such certificate of occupancy for such period as he or she shall determine or may revoke such certificate.

(3) The City Solicitor or his/her designee shall appear and prosecute on behalf of the complainant in all hearings conducted pursuant to this section.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 6, 2021 **Issuance Date:** April 6, 2021

Compliance Date: April 16, 2021 **Block:** 108 **Lot:** 5.01

Name: Luke Ivey **Location:** 213 S Barber Ave
Woodbury, NJ 08096

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1294-76 Chapter: 106-4

Permit required for pool

It shall be unlawful to establish, construct, enlarge or renovate a private swimming pool within the City of Woodbury without having first obtained a permit therefor in the manner hereinafter prescribed.

Take Notice that the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Ordinances.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 26, 2021

Issuance Date: May 27, 2021

Compliance Date: June 6, 2021

Block: 146 **Lot:** 4.01

Name: Kim Pipolo
315 Glover St
Woodbury, Nj 08096

Location: 22 Laurel St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

NJAC 5:23-2.7

Work without permit; Installation of Hot Water Heater

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Clifton Miller
Code Enforcement
City of Woodbury

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Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 26, 2021

Issuance Date: May 27, 2021

Compliance Date: June 6, 2021

Block: 146 **Lot:** 4.01

Name: Kim Pipolo
315 Glover St
Woodbury, Nj 08096

Location: 22 Laurel St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2224-16

Chapter: 106-8

Occupancy of substandard dwellings prohibited; performance standards.

[Amended 11-28-2005 by Ord. No. 2015-05; 7-12-2016 by Ord. No. 2246-16]

- A. No person shall occupy or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the provisions of this chapter and the International Property Maintenance Code, 2015 Edition, 1993 Regulations for Maintenance of Hotels and Multiple Dwellings and the State Building Code and their amendments or additions subsequent thereto, which are established hereby as the standards to be used in determining whether a dwelling is safe, sanitary and fit for human habitation. No cellar or any part thereof shall be used for sleeping purposes. Basements may be used for sleeping purposes, provided that the entire basement complies with all requirements of this chapter and the emergency escape provisions of the aforesaid State Building Code, that all furnaces or other heating or hot water facilities are so located, insulated and separated from living areas by resistive partitions of two-hour fire rating, that fire extinguishers are provided at an accessible location and proximity thereto for use in the case of fire and that the floors, ceilings and walls are impervious to leakage of underground and surface runoff water and are insulated from and free from dampness and

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Resolve sewage problem

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Make basement clean and moisture free

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Clifton Miller

Code Enforcement

City of Woodbury

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 26, 2021

Issuance Date: May 27, 2021

Compliance Date: June 6, 2021

Block: 146 **Lot:** 4.01

Name: Kim Pipolo
315 Glover St
Woodbury, Nj 08096

Location: 22 Laurel St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Clifton Miller
Code Enforcement
City of Woodbury

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Housing Department
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(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 22, 2021

Issuance Date: April 22, 2021

Compliance Date: May 2, 2021

Block: 147.01 **Lot:** 14

Name: David Christopher Wood
220 Holroyd Pl
Woodbury, Nj 08096

Location: 220 Holroyd Pl
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Roof repair

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Clifton Miller

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Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Block: 107 **Lot:** 6

Name: Woodbury Portfolio LLC
240 S Broad St
Woodbury, NJ 08096

Location: 240 S Broad St
Woodbury, NJ 08096

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety.

NJAC 5:23-2.7

Work without permit; Installation of fence.

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Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 132
E-mail jleeche@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: March 25, 2021

Issuance Date: March 25, 2021

Compliance Date: April 4, 2021

Block: 45 **Lot:** 4

Name: Linda Richman
248 W Centre St
Woodbury, NJ 08096

Location: 248 W Centre St
Woodbury, NJ 08096

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety.

202-81.7 Invasive nonindigenous plant species

The following trees, shrubs, vines and herbaceous plants, as well as their cultivars are known or believed to be invasive to natural ecosystems in New Jersey. With the exception of common reed (*Phragmites australis*), which is cosmopolitan but may include nonindigenous lineages known to aggressively invade and dominate diverse, wetland habitats, all species listed are nonindigenous. While many of these species may be available at commercial nurseries for landscaping, because of their invasive nature they are not suitable for landscaping, replanting of facilities or ecological restorations. The common name and scientific name for each species are provided. Scientific names should be consulted for accuracy in identifying species. Note that several species may be included under a single common name. The list will be periodically updated by the City based on new information.

- Bamboo (*Phyllostachys nuda*)

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cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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John Leech

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: March 23, 2021

Issuance Date: March 25, 2021

Compliance Date: April 4, 2021

Block: 166 **Lot:** 6

Name: Rosalyn Feinman
6211 Broadway Apt 1E
Bronx, NY 10471

Location: 332 Deptford Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Repair Ceilings, walls and floors where needed
Repair thresholds
Repair front steps and indoor and outdoor railings
Resolve infestation of mice/insects
Roof Certification
Proper dryer vent cover
Repair cracks in foundation where needed
Remove trash and debris from entire property

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You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 22, 2021

Issuance Date: April 22, 2021

Compliance Date: May 2, 2021

Block: 114 **Lot:** 9

Name: DAB Properties LLC
29 Oriole Way
Moorestown, NJ 08057

Location: 39 Aberdeen Pl
Woodbury, NJ 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Roof repair

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Compliance Date: May 23, 2021

Block: 138.02 **Lot:** 11

Name: Chester Begley Jr
411 E Elm Ave
Woodbury, Nj 08096

Location: 411 E Elm Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

[Amended 3-9-1994 by Ord. No. 1734-94; 2-25-1997 by Ord. No. 1813-97; 5-11-1999 by Ord. No. 1871-99; 3-28-2005 by Ord. No. 191-05; 5-14-2019 by Ord. No. 2307-19]

Chapter 162-13 Placement of receptacles for collection.

C. All receptacles, when not placed for curbside collection, shall be located to the rear of the property and shall not be subject to public view from the front of the property.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

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NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Compliance Date: May 23, 2021

Block: 152.03 **Lot:** 3

Name: James Blackson Sr
412 E Elm Ave
Woodbury, Nj 08096

Location: 412 Elm Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

[Amended 3-9-1994 by Ord. No. 1734-94; 2-25-1997 by Ord. No. 1813-97; 5-11-1999 by Ord. No. 1871-99; 3-28-2005 by Ord. No. 191-05; 5-14-2019 by Ord. No. 2307-19]

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Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

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Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

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NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Compliance Date: May 23, 2021

Block: 152.03 **Lot:** 3

Name: James Blackson Sr
412 E Elm Ave
Woodbury, Nj 08096

Location: 412 E Elm Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

[Amended 3-9-1994 by Ord. No. 1734-94; 2-25-1997 by Ord. No. 1813-97; 5-11-1999 by Ord. No. 1871-99; 3-28-2005 by Ord. No. 191-05; 5-14-2019 by Ord. No. 2307-19]

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NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Compliance Date: May 23, 2021

Block: 138 **Lot:** 6

Name: Johnathan Vogeding
427 Hesters Ave
Woodbury, Nj 08096

Location: 427 Hesters Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 25, 2021

Issuance Date: June 25, 2021

Compliance Date: July 5, 2021

Block: 140 **Lot:** 2

Name: BKK real Estate Holding LLC
429 S Evergreen Ave
Woodbury, NJ 08096

Location: 429 S Evergreen Ave
Woodbury, NJ

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

§ 202-87.3 Signs requiring a permit.

The following outlines the standards for signs that require a permit by zoning district.

E. Sidewalk signs (formerly called portable signs). Any sign not permanently attached to the ground or other permanent structure; or a sign designed to be transported, including but not limited to signs designed to be transported by means of wheels; signs converted to A or T frames; and menu and sandwich board signs.

202-87.5 Prohibited signs.

Any sign that is not permitted by the provisions of this article is hereby prohibited, with the following signs specifically prohibited.

A. Flashing, blinking, twinkling, animated, moving, smoking, or projected signs of any type, with the exception of time and temperature displays as otherwise permitted except as modified herein.

B. Banners, pennants, streamers, or similar devices constructed of cloth, light fabric, or cardboard, except as modified herein.

C. Balloon or inflated signs.

D. Searchlights.

E. Any sign so erected, constructed, or maintained as to obstruct any fire escape, window, door or other opening used as a means of ingress and egress.

F. Any signs that emit smoke, vapor, vibration, sound, music, or noise.

G. Trucks, trailers or other vehicles, moving or nonmoving, not used for normal day-to-day operations of the business, or not regularly moved for business related purposes shall be prohibited from use as a sign.

H. Permanent signs that advertise continuous sales, special prices, etc., are prohibited.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 139 **Lot:** 4

Name: Richard Keenan Jr
211 Blue Jay Lane
Sewell, NJ 08080

Location: 444 S. Barber Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 101 **Lot:** 16.02

Name: Faviola Polanco
459 Allen St
Woodbury, Nj 08096

Location: 459 Allen St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

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B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 31 **Lot:** 22

Name: Janette & John Anderson
47 N Columbia St
Woodbury, Nj 08096

Location: 47 N Columbia St.
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Clifton Miller

Borough of Woodbury Heights

Housing Department

33 Delaware Street, Woodbury, NJ 08096

(856) 845-1300 ext. 127

E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 25, 2021

Issuance Date: May 25, 2021

Compliance Date: June 4, 2021

Block: 37 Lot: 8

Name: Donna & Will Peters Kopaz
471 Glassboro Rd
Woodbury Heights, Nj 08097

Location: 471 Glassboro Rd
Woodbury Heights, NJ 08097

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 9-2013 Chapter: 64-A

Remove tall grass, weeds, overgrowth, trash, debris, and etc. from entire property

Take Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the Borough of Woodbury Heights Code Book.

Take Further Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the Borough of Woodbury Heights Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the Borough of Woodbury Heights may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per Chapter 64-A of the Borough of Woodbury Heights Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with Chapter 64-A of the Borough of Woodbury Heights Property Maintenance Code.

Take Further Notice that the Borough of Woodbury Heights shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

Borough of Woodbury Heights

Housing Department

33 Delaware Street, Woodbury, NJ 08096

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NOTICE OF ORDER

Inspection Date: May 25, 2021

Issuance Date: May 25, 2021

Compliance Date: June 4, 2021

Block: 37 Lot: 8

Name: Donna & Will Peters Kopaz
471 Glassboro Rd
Woodbury Heights, Nj 08097

Location: 471 Glassboro Rd
Woodbury Heights, NJ 08097

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 9-2013 Chapter: 64-A

Remove tall grass, weeds, overgrowth, trash, debris, and etc. from entire property

Take Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the Borough of Woodbury Heights Code Book.

Take Further Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the Borough of Woodbury Heights Code Book.

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Clifton Miller

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Housing Department

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(856) 845-1300 ext. 127

E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 18, 2021

Issuance Date: June 18, 2021

Compliance Date: June 28, 2021

Block: 76 Lot: 2.01

Name: Kevin McCarthy
1310 Woodhollow Dr
W. Deptford, Nj 08066

Location: 48 W Centre Ave
Woodbury Heights, NJ 08097

Please **take notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing and/or safety violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 9-2013 Chapter: 64-A

Remove tall grass, weeds, overgrowth, trash, debris, and etc. from entire property

Take Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the Borough of Woodbury Heights Code Book.

Take Further Notice that, in accordance with Chapter 64-A of the Code of the Borough of Woodbury Heights, the Borough of Woodbury Heights shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the Borough of Woodbury Heights Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the Borough of Woodbury Heights may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per Chapter 64-A of the Borough of Woodbury Heights Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with Chapter 64-A of the Borough of Woodbury Heights Property Maintenance Code.

Take Further Notice that the Borough of Woodbury Heights shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 48 **Lot:** 9

Name: Sebastian Bahr
50 N Horace St
Woodbury, Nj 08096

Location: 50 N Horace St.
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

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E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 19, 2021

Issuance Date: May 19, 2021

Compliance Date: May 29, 2021

Block: 91 **Lot:** 14

Name: Rosemarie Delpiano
50 Watkins Ave
Woodbury, Nj 08096

Location: 50 Watkins Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

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Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

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Clifton Miller

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Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 2 **Lot:** 6.05

Name: MCKENZIE Investment LLC
117 South St
Jersey City, NJ 07303

Location: 529 Queen St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

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33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 24, 2021

Issuance Date: June 25, 2021

Block: 32.01 **Lot:** 3

Name: Maurico Osorio Garcia
534 Salem Ave
Woodbury, Nj 08096

Location: 534 Salem Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

211-10 Chicken hens permitted.

The keeping of backyard chicken hens is hereby authorized. Keeping of backyard chicken hens shall be permitted in the City of Woodbury subject to the rules and regulations as specified in this article. Rooster shall not be permitted.

211-12 License required; fee; expiration; class.

A. No person shall keep chickens on their property without first obtaining a license from the municipal clerk's office and paying the required fee therefor. No license shall be issued unless the applicant therefore has demonstrated compliance with all criteria set forth in this Article III. Every license issued pursuant to this article shall expire annually on March 1.

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33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Block: 114 **Lot:** 33

Name: Lorie Benardella
Long & Foster RE
10 W Main St
Moorestown, NJ 08057

Location: 60 Hopkins St.
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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33 Delaware Street, Woodbury, NJ 08096
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E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Block: 114 **Lot:** 33

Name: Jaime Hernandez
60 Hopkins St
Woodbury, NJ 08096

Location: 60 Hopkins St.
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 12, 2021

Issuance Date: May 13, 2021

Block: 114 **Lot:** 33

Name: Jose Rave
711 Chestnut Ave
Trenton, NJ 08611

Location: 60 Hopkins St.
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

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(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: May 24, 2021

Issuance Date: May 24, 2021

Compliance Date: June 3, 2021

Block: 180 **Lot:** 4

Name: Ronald & Suzanne Johnson
612 Delaware Ave
Woodbury, Nj 08096

Location: 612 Delaware Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove tall grass, tree limbs, weeds, overgrowth trash, debris and etc. from entire property.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 18, 2021

Issuance Date: June 18, 2021

Block: 76.01 **Lot:** 1

Name: King Estates LLC
L13 Quincy Circle
Dayton, Nj 08810

Location: 62 W Centre Unit B
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

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Clifton Miller

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Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: June 18, 2021

Issuance Date: June 18, 2021

Block: 48 **Lot:** 9

Name: King Estates LLC
L13 Quincy Circle
Dayton, Nj 08810

Location: 62 W Centre Unit B
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

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E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: April 8, 2021

Issuance Date: April 8, 2021

Block: 88 **Lot:** 6

Name: Jillian Nicole Renovations & Design
630 Bamford Rd
Cherry Hill, Nj 08003

Location: 637 Chery St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

Take Further Notice that, in accordance with Section 144-8 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to maintain the landscaping of this property in the manner provided by the City of Woodbury Code Book.

You are notified that you, at your own expense, must correct or abate the violation on or before the compliance date. Failure to comply with this order can subject you to a penalty of up to **\$1000.00 per day** for each violation, and legal proceeding shall be instituted against you as provided by law. Each successive day thereafter in which the violation(s) is/are not corrected shall be deemed a separate violation.

Take Further Notice that the City of Woodbury may have the right to take corrective action to remedy the above violation(s) and may take action to recover the costs and may have the right to attach a lien against the property per section 144-23 of the City of Woodbury Property Maintenance Code.

Take Further Notice that you may have the right to a hearing in accordance with section 144-24 of the City of Woodbury Property Maintenance Code.

Take Further Notice that the City of Woodbury shall not be required to re-notice you of this violation and shall take continued action to maintain the property unless and until you remedy the violation permanently.

Clifton Miller

City of Woodbury
Housing Department
33 Delaware Street, Woodbury, NJ 08096
(856) 845-1300 ext. 127
E-mail cmiller@woodbury.nj.us

NOTICE OF ORDER

Inspection Date: March 4, 2021

Issuance Date: March 4, 2021

Compliance Date: March 14, 2021

Block: 116 **Lot:** 5

Name: Marwin Dubon
65 Hopkins St
Woodbury, Nj 08096

Location: 65 Hopkins
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 211-10

Permit for Chickens

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 14, 2021

Issuance Date: June 14, 2021

Block: 90 **Lot:** 19

Name: SJES Holdings LLC
POB 111
Fairless Hills, PA 19030

Location: 723 N Broad St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

B. No owner, agent, broker or person shall purchase, sell, rent, lease or use in such a manner as to result, permit or allow any person(s) to occupy, or to live in, as an owner, occupant, tenant or otherwise, any dwelling unit or apartment or structure unless a certificate of occupancy certifying that the structure or apartment or dwelling unit is fit for human habitation and that the structure or apartment or dwelling unit is in compliance with this chapter and all applicable laws, ordinances, codes, regulations and standards shall first have been obtained from the Housing Officer or his or her representative.

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NOTICE OF ORDER

Inspection Date: April 7, 2021

Issuance Date: April 7, 2021

Block: 109 **Lot:** 8

Name: Luke Olaniyi
4 Mahley Ave
W. Deptford, Nj 08096

Location: 75 E Barber Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 1738-94

Chapter: 106-7

Inspection of dwelling units and certificate of occupancy.

A. All buildings or structures used, occupied or proposed to be occupied as dwelling units shall be inspected by the Housing Officer before every initial occupancy, change in occupancy and/or change in the number of occupants.

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NOTICE OF ORDER

Inspection Date: April 7, 2021

Issuance Date: April 7, 2021

Compliance Date: April 17, 2021

Block: 109 **Lot:** 8

Name: Luke Olaniyi
4 Mahley Ave
W. Deptford, Nj

Location: 75 E Barber Ave
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash and/or debris from entire property

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: April 22, 2021

Issuance Date: April 22, 2021

Compliance Date: May 2, 2021

Block: 105 **Lot:** 1

Name: Craig Browne
83 Carpenter St
Woodbury, Nj 08096

Location: 83 Carpenter St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Roof repair

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: April 22, 2021

Issuance Date: April 22, 2021

Compliance Date: May 2, 2021

Block: 116 **Lot:** 24

Name: DSHC Real Estate Owned, LLC
POB 524
Plainsboro, NJ 08536

Location: 92 Wallace St
Woodbury, NJ 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

Take Notice that, in accordance with Chapter 144 of the Code of the City of Woodbury, the City of Woodbury shall also proceed to exercise its police powers to revoke, repair, close, demolish, cause or require the repairing, closing, demolition of such building or, part thereof in the manner provided by the City of Woodbury Code Book.

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NOTICE OF ORDER

Inspection Date: June 16, 2021

Issuance Date: June 16, 2021

Compliance Date: June 26, 2021

Block: 31.02 **Lot:** 16

Name: Amanda & Kurt Walzer
98 N Columbia St
Woodbury, Nj 08096

Location: 98 N Columbia St
Woodbury, Nj 08096

Please **Take Notice** that inspections conducted by the Housing Official at the above referenced location disclosed that housing, safety, and/or landscaping violations exist which requires immediate action in order to protect the public health and safety. (Statement of violations attached).

Ordinance Number: 2226-15

Chapter: 106-4

Remove trash, debris, and maintain landscaping on entire property.

[Amended 3-9-1994 by Ord. No. 1734-94; 2-25-1997 by Ord. No. 1813-97; 5-11-1999 by Ord. No. 1871-99; 3-28-2005 by Ord. No. 191-05; 5-14-2019 by Ord. No. 2307-19]

Chapter 162-13 Placement of receptacles for collection.

C. All receptacles, when not placed for curbside collection, shall be located to the rear of the property and shall not be subject to public view from the front of the property.

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