

Annie Eng

From: Sharon Keegan <skeegan@hazletwp.org>
Sent: Wednesday, September 16, 2020 4:36 PM
To: egrandi@hazletwp.org; aeng@hazletwp.org
Subject: OPRA Request 26 Mountain Avenue
Attachments: 20200916154625244.pdf

Attached are the only permits I have on file for the above referenced property.

To the best of my knowledge I am not aware of any outstanding violations.

Sharon A. Keegan
Zoning/Code Enforcement Officer

Hazlet Township
1766 Union Avenue
Hazlet, NJ 07730
(p) 732-264-1700 ext. 8656
(f) 732-264-0659
Skeegan@hazletwp.org

HAZLET TOWNSHIP
1766 UNION AVENUE, HAZLET, NJ 07730
(732) 264-1700, FAX (732) 264-0659

Application for Zoning Permit

Date: 12/3/15

Application No. _____

Permit No. 15-0661

Application is hereby made for a Zoning Permit in conformity with the requirements of the Zoning Ordinance of the Township of Hazlet and any amendments thereto for the following described work:

Property Owner Name: JAMES THORNTON

Property Address: 26 MOUNTAIN AVE

Block: 81 Lot: 12 Zone: R 70

The above named applicant hereby applies for a Zoning Permit

to: to retain a 10 x 14 wooden shed @ rear 20 x 31 cement patio

Size of Property

Area 7000 Sq.Ft.

Frontage 70 Sq.Ft.

Depth 100 Ft.

Principal Building

Type 2 story

Building Coverage 14 %

Lot Coverage 36 %

Bldg Ht _____ Ft (Max)

Accessory Building/Structure(s)

Shed patio
10x14 20x31 Sq.Ft.
Total Area _____ Sq.Ft.

Min. Side Yard 5 10 Ft.

Min. Rear Yard 5 10 Ft.

Min. Distance _____ Ft.
(From Dwelling)

Signs: Type _____ Area Permitted _____

Area Requested _____ Ft.

Submitted herewith is a Certified Survey of the lot showing proposed work,
all existing structures and applicable building plans.

Owner: James Thornton Address: 26 Mountain Ave. Phone: [REDACTED]

$$\begin{array}{r}
 26 \times 31 \\
 10 \times 14 \\
 20 \times 31 \\
 18 \times 27 \\
 14 \times 31
 \end{array}$$

806

140

620

486

434

2486

7000

36

$$\begin{array}{r}
 946 \\
 2000 \\
 14 \\
 \hline
 207
 \end{array}$$

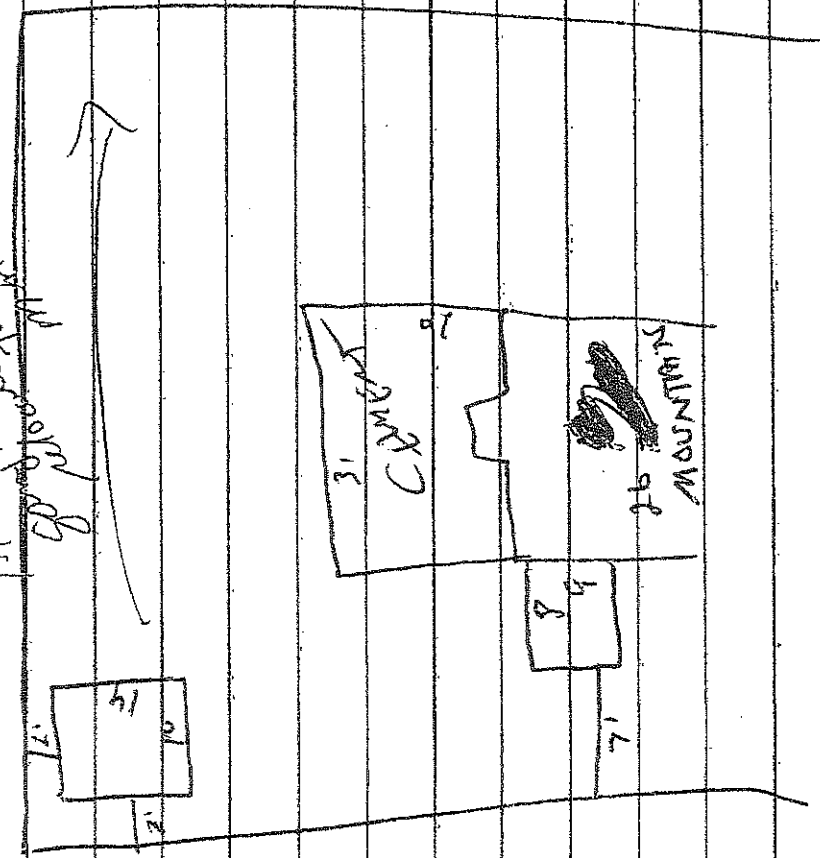
26 MOUNTAIN

6-0000 51420 2/13/15

51420 2/13/15

15-10-15 10-10-15 10-10-15

10-10-15 10-10-15 10-10-15



PLAN OF SURVEY

CERTIFICATE OF CONTINUED OCCUPANCY

TOWNSHIP OF HAZLET

1766 Union Avenue, Hazlet, NJ 07730
Frank Finnerty, Hazlet Township Housing Inspector
Email Address: ffinnerty@hazlettwp.org
732-264-1700 Extension 8685
732-264-0659 (FAX)

PROPERTY INFORMATION

Block: 81 Lot: 12
Address: 26 Mountain Avenue
City: Hazlet State: NJ Zip: 07730

Certificate Type: Residential Resale Certificate Number: 043-2013 Date Issued: 02/11/2013

SELLER INFORMATION

Seller's Name: Michele A Spiewak-Kelly, Executrix
Seller's Address: 151 Summit Avenue, Belford, NJ 07718

PURCHASER INFORMATION

Purchaser's Name: James Thornton

CERTIFICATE ISSUED

☒ **Certificate of Continued Occupancy:** This shall serve notice that based upon a general inspection of the readily accessible and visible parts of the subject building that no imminent hazards were observed pursuant to the adopted property maintenance code and is hereby approved for continued occupancy.

☐ **Conditional Certificate of Continued Occupancy:** The following conditions were found to exist and must be abated no later than or the owner may be subject to fine and or occupants ordered to vacate: See Attachment.

1 2

DATE		COUNTY		DISTRICT		
05/25/12		MONMOUTH		1318 HAZLET		
DEED REGISTRATION						R.T.F.
BOOK	PAGE	DEED DATE	DATE RECORDED	R.T. FEE	PRICE	EXEMPT
8949	6710	04/16/12	05/17/12	801	180000	
G R A N T O R	SPIEWAK-KELLY, MICHELE A. EXECUTRIX 151 SUMMIT AVENUE BELFORD, NJ 07718		G R A N T E E	THORNTON, JAMES 26 MOUNTAIN AVENUE HAZLET TWP, NJ 07730		
TAX MAP & LIST DESCRIPTIONS			PROPERTY CLASSIFICATION			
BLOCK	81		CLASS	2		
LOT	12		CL. 4 TYPE			
QUAL			CONDO	N		
ASSESSED VALUE						
YEAR SAME AS DEED		LAND	BUILDINGS	TOTAL		
2012		156400	85100	241500		
PROPERTY LOCATION				FLOOR AREA	YEAR BUILT	
26 MOUNTAIN AVENUE				1289	1963	
REMARKS:				RATIO:		
SALE BY EXECUTRIX OF LAST WILL/TESTOF CHARLES & JACQUELINE LOWTHER				134.17		
ADDITIONAL BLOCKS/LOTS						
BLOCK	LOT	QUAL	LAND	BUILDINGS	TOTAL	
			0	0	0	
			0	0	0	
			0	0	0	
			0	0	0	
			0	0	0	
NONUSABLE CODE				SERIAL NO.		
10				3400356		

Valerie F. Avrin, Esq.
ATTORNEY-AT-LAW

Member of Bar:
New Jersey and New York

1 BETHANY ROAD
Suite 45 - Bldg. 3
HAZLET, NJ 07730
732-888-1202
Facsimile 732-888-9295 or
732-960-2391
Email: valerieavrin@aol.com

March 21, 2012

To Hazlet Township

*Re: Thornton from EO Lawther
26 Mountain Av.
Hazlet, NJ*

Dear Sir or Madam:

This office represents the buyer of the above referenced property, James Thornton.

Buyer assumes the responsibility of fixing the following for the Certificate of occupancy:

- Missing Siding
- Downspout repair
- Slat placement on inside stairs

- Replacing siding will eliminate the mold problem on side of house
Respectfully yours,

Valerie F. Avrin

Agreed to by Buyer:

Sworn to and subscribed to
Before me this 23 day of
March 2012



CERTIFICATE OF CONTINUED OCCUPANCY TOWNSHIP OF HAZLET

1766 Union Avenue, Hazlet, NJ 07730
732-264-1700 Extension 8684

PROPERTY INFORMATION

Block: 81 Lot: 12
Address: 26 Mountain Avenue
City: Hazlet State: NJ Zip: 07730

Certificate Type: Residential Resale Certificate Number: TCO-061-2011 Date Issued: 3/26/12

SELLER INFORMATION

Seller's Name(s): Estate of Jacqueline Cowther
Seller's Address:

PURCHASER INFORMATION

Purchaser's Name(s): 1: James Thornton
2:

Tenant Name(s):

CERTIFICATE ISSUED

☒ **Certificate of Continued Occupancy:** This shall serve notice that based upon a general inspection of the readily accessible and visible parts of the subject building that no imminent hazards were observed pursuant to the adopted property maintenance code and is hereby approved for continued occupancy.

☒ **Conditional Certificate of Continued Occupancy:** The following conditions were found to exist and must be abated no later than April 26, 2012 or the owner may be subject to fine and or occupants ordered to vacate:

TEMPORARY CERTIFICATE OF CONTINUED OCCUPANCY

Inspected by:

Date:

3-26-12

Valerie F. Avrin, Esq.
ATTORNEY-AT-LAW

Member of Bar:
New Jersey and New York

1 BETHANY ROAD
Suite 45 - Bldg. 3
HAZLET, NJ 07730
732-888-1202
Facsimile 732-888-9295 or
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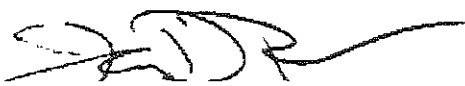
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Valerie F. Avrin

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Before me this 23 day of
March 2012



THE BUREAU OF FIRE PREVENTION
HAZLET TOWNSHIP
1766 UNION AVE. HAZLET NJ 07730
PHONE 732-264-1700 EXT 8665

CERTIFICATE OF SMOKE DETECTOR AND CARBRON MONOXIDE ALARM COMPLIANCE
FIRE EXTINGUISHER COMPLIANCE

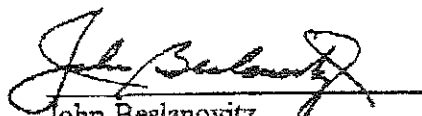
Date issued: March 19, 2012

Certificate: 2012-050

Occupant name: James Thorton

Address: 26 Mountain Ave, Hazlet, NJ 07730

THE ABOVE CAPTIONED PREMISES HAS BEEN INSPECTED FOR COMPLIANCE WITH
N.J.A.C. 5:70 2.3. THE BUREAU OF FIRE PREVENTION HAS APPROVED THE INSPECTION
OF THE PREMISES, AND APPROVES THIS CERTIFICATE OF COMPLIANCE.


John Beslanovitz
Fire Official Hazlet Township

April 16, 2012

Mr. Frank Finnerty
Housing Inspector
Township of Hazlet
1766 Union Avenue
Hazlet, NJ 07730

RE: 26 Mountain Avenue
Hazlet, NJ 07730
Estate of Lowther to Thornton
Certificate of Continued Occupancy

Dear Mr. Finnerty,

Attached please find the Certificate of Continued Occupancy that was dated 3/26/12 in which this document states that conditions exist that must be abated no later than April 26, 2012.

Closing of title for this property is scheduled for today, April 16, 2012 at 3:30 in attorney Valarie Avrin's office (732-888-1202). Please note that will only leave ten days (10) to complete this work. Once I close today, I will begin obtaining estimates for the work to be completed and estimate the work to be completed no later than 45 days from closing. I do not plan to occupy said property until outstanding Certificate of Occupancy requirements are fulfilled. Therefore, I am respectfully requesting an extension until no later than June 8, 2012 to abate any outstanding issues for the Certificate of Occupancy.

Please contact my realtor, Karen DelRe at Weichert, Realtors, cell number 732-771-4183 at your convenience so that we may determine if this request is acceptable and pick up paperwork of same before the closing this afternoon.

Thank you for your kind consideration in this matter.

Sincerely,

HAZLET TOWNSHIP CONSTRUCTION DEPARTMENT

1766 UNION AVENUE, HAZLET, NJ 07730

(732) 264-1700 X8657 (Mary DeAngelo)

Email Address: marydeangelo@hazletwp.org

OFFICE USE ONLY

INSPECTION DATE: 3/15/12 REINSPECTION DATE: 3/26/12

BLOCK #: 81 LOT #: 12 CCO #: _____ DATE ISSUED: _____

APPLICANT PLEASE PRINT

ADDRESS TO BE INSPECTED: 26 Mountain Ave

OWNER/SELLER'S NAME: Estate of Jacqueline Cowther

ADDRESS: 26 Mountain Ave

CITY, STATE, ZIP: Hazlet NJ 07730

(IF NOT THE ADDRESS TO BE INSPECTED)

TELEPHONE NUMBER: 732-241-8514 WORK NUMBER: _____

BUYER (✓) OR TENANT () NAME: James Thornton

OFFICE USE ONLY

INSPECTION FEE (✓) DATE PAID: 3/8/12 REINSPECTION FEE (✓) DATE PAID: 3/26/12

CHECK # 4895 CASH () CHECK # 4900 CASH (✓) #28024 \$25

RECYCLE RECEIPT (✓) THE BUREAU OF FIRE PREVENTION CERTIFICATE (✓) 2/7/13

DATE ISSUED PERMIT # DESCRIPTION DATE FINALED

HAZLET TOWNSHIP CONSTRUCTION DEPARTMENT

1766 UNION AVENUE, HAZLET, NJ 07730

(732) 264-1700 X8657 (Mary DeAngelo)

Email Address: marydeangelo@hazletwp.org

(A new Certificate of Continued Occupancy is required for each change of owner or tenant.)

FEES FOR APPLICATIONS FOR CERTIFICATES OF CONTINUED OCCUPANCY

Residential.....	\$75.00 per unit
Re-inspection.....	\$25.00 per unit
Non Residential.....	\$100.00 per unit
Re-inspection fee.....	\$25.00 per unit
Industrial/Factory.....	\$500.00

APPLICATION FEES ARE NOT REFUNDABLE

RETURNED CHECK FEE.....\$20.00

RE-INSPECTION FEE: If a re-inspection is necessary for any reason, a \$25.00 re-inspection fee is due prior to obtaining the re-inspection date.

Any debris, garbage, old furniture, old appliances, etc. left on the premises by the owner/tenant will be subject to fines.

INSPECTION DATE: THURS. 3/15/12 8:30-12:00
One inspector must inspect the location. You will be given a date for the inspection, but we cannot provide a time.

Any work that has been done without permits may require you to obtain the necessary permits, inspections and approvals prior to issuance of the Certificate of Continued Occupancy.

UPON PASSING OF ALL INSPECTIONS A CERTIFICATE OF CONTINUED OCCUPANCY WILL BE ISSUED WITHIN 10 BUSINESS DAYS.

IF YOU FAIL THE INSPECTION: A violation sheet will be left at the premises. After all the violations have been corrected, a re-inspection must be made. **Please do not call the office the same day as the inspection was done, as the paperwork is not back in the office until the next day.** A re-inspection cannot be scheduled without the return of the paperwork and a re-inspection fee is paid.

TEMPORARY CERTIFICATES OF CONTINUED OCCUPANCY ARE NOT A STANDARD PROCEDURE FOR THIS DEPARTMENT.

Repair and re-inspection must be made no later than 30 days of date of inspection. Failure to correct and arrange for a re-inspection may result in legal action to ensure compliance.

David A. Rooke
Superintendent

Joseph Lamb
Asst. Superintendent

HAZLET TOWNSHIP
DEPARTMENT OF PUBLIC WORKS
39 LEOCADIA COURT
HAZLET, NJ 07730
732-787-3636
732-787-3573
FAX-732-787-0361

Kenneth Kruk
Supervisor

Daniel Smith
Asst. Supervisor

Nancy J. O'Grady
Secretary

DATE: 3-19-12

FROM: David A. Rooke, Superintendent

SUBJECT: Recycling Container Return

The following container has been returned to the Department of Public Works

NAME: Lowther

ADDRESS: 26 Mountain

SERIAL #: 5521

IT IS REQUIRED THAT THE SELLER LEAVE A COPY OF THIS LETTER FOR THE NEW
HOMEOWNER

Please contact 732-787-3636 ext. 21 to obtain your Recycling Container.

You must sign for the container which will be dropped off at your new home.

DATE:

NAME:

THE BUREAU OF FIRE PREVENTION
HAZLET TOWNSHIP
1766 UNION AVE. HAZLET NJ 07730
PHONE 732-264-1700 EXT 8665

CERTIFICATE OF SMOKE DETECTOR AND CARBRON MONOXIDE ALARM COMPLIANCE
FIRE EXTINGUISHER COMPLIANCE

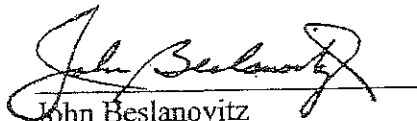
Date issued: March 19, 2012

Certificate: 2012-050

Occupant name: James Thorton

Address: 26 Mountain Ave, Hazlet, NJ 07730

THE ABOVE CAPTIONED PREMISES HAS BEEN INSPECTED FOR COMPLIANCE WITH
N.J.A.C. 5:70 2.3. THE BUREAU OF FIRE PREVENTION HAS APPROVED THE INSPECTION
OF THE PREMISES, AND APPROVES THIS CERTIFICATE OF COMPLIANCE.


John Beslanovitz
Fire Official Hazlet Township

BUILDING/FIRE/ELECTRICAL CERTIFICATION INSPECTION

Closing
3/30/12 W

INSPECTION DATE: 3/15/12
REINSPECTION DATE: 3/26/12
Monday 3/11/13

APPLICANT PLEASE PRINT

ADDRESS TO BE INSPECTED: 126 MOUNTAIN AVE

OWNER/SELLER: ESTATE OF JACQUELINE LOWTHER

OFFICE USE ONLY

DATE BUILDING INSPECTION CONDITIONS/COMMENTS

3-15-12	(A) CRACKS 3 SIDEWALK PANELS
	(A) APRON CRACKS
	(A) ALL DOWNSPOUTS MUST POINT AWAY FROM HOUSE
	(A) LOOSE SIDING LEFT SIDE
	(A) LOOSE FENCING LEFT SIDE
	(A) MOLD RIGHT SIDE
	(A) DEBRIS - RUGS, FURNITURE OTHER
	(A) UPSTAIRS MISSING SWITCH, OUTLET + BOX COVERS
	(A) CLUTTER UPSTAIRS UTILITY ROOM
	(A) LOWER FRONT BED ROOM WINDOW DOESN'T FUNCTION
	(A) MISSING GUARDRAIL UPSTAIRS

MOBILE HOME ROOM MEASUREMENTS

CERTIFICATE OF CONTINUED OCCUPANCY

TOWNSHIP OF HAZLET

1766 Union Avenue, Hazlet, NJ 07730
732-264-1700 Extension 8664

PROPERTY INFORMATION

Block: 81 Lot: 12
Address: 26 Mountain Avenue
City: Hazlet State: NJ Zip: 07730

Certificate Type: Residential Resale Certificate Number: TCO-061-2011 Date Issued: 3/26/12

SELLER INFORMATION

Seller's Name(s): Estate of Jacqueline Cowther
Seller's Address:

PURCHASER INFORMATION

Purchaser's Name(s): 1: James Thornton
2:

Tenant Name(s):

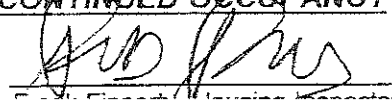
CERTIFICATE ISSUED

X **Certificate of Continued Occupancy:** This shall serve notice that based upon a general inspection of the readily accessible and visible parts of the subject building that no imminent hazards were observed pursuant to the adopted property maintenance code and is hereby approved for continued occupancy.

X **Conditional Certificate of Continued Occupancy:** The following conditions were found to exist and must be abated no later than April 26, 2012 or the owner may be subject to fine and or occupants ordered to vacate:

TEMPORARY CERTIFICATE OF CONTINUED OCCUPANCY

Inspected by:



Date:

3-26-12

THIS SURVEY IS NOT
FOR CONSTRUCTION PURPOSES!

THIS SURVEY IS SUBJECT TO
CONDITIONS WHICH AN ACCURATE
TITLE SEARCH MIGHT DISCLOSE.

LOT 7 (F.M.)

801

(DB 8867-3843)

FILED MAP REF.

2.0'±
BLOCK
81
LOT

APPROVED BY HAZLET
TOWNSHIP ZONING OFFICER
THIS 3 DAY OF DEC 2015

1000.00
HAZLET ZONING OFFICER
retain 10x14 wood shed
retain 20x31 concrete patio

LOT
11
(F.M.)
(DB 8044-8)

LYNN BOULEVARD
(50' R.O.W.)

70.00
S25°24'00"W
MOUNTAIN AVENUE
(50' R.O.W.)

PREPARED FOR:

(W-251765)
INSURANCE COMPANY

ICES,
ASSIGNS
APPEAR

ALSO KNOWN AS LOT 12 IN BLOCK 81 AS SHOWN ON
THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF HAZLET,
MONMOUTH COUNTY, NEW JERSEY.

ANY INSURER OF TITLE RELYING HEREON AND ANY PARTIES OF INTEREST HEREIN, CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY ITS ACCURACY, (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED ON THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND EASEMENTS SHOWN HEREON. THIS RESPONSIBILITY AND LIABILITY SHALL BE LIMITED TO THE PRESENT MATTER AS OF THE DATE OF THIS SURVEY AND SHALL BE LIMITED TO ANY PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATION HEREIN.

IF THIS SURVEY IS USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT FOR THE INSURER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME NULL AND VOID. NO LIABILITY SHALL BE INCURRED FOR ANY EASEMENTS, DEDICATIONS AND OR INSTRUMENTS NOT SUPPLIED TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVIEW ANY SUCH INSTRUMENTS

DEED REFERENCE:
DB 2957-307

PLAN OF SURVEY

SITUATE