



1. Permits

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Change of Contractor	Work Type
0070128	05/03/2007	9040	148 12TH ST	259	11	05/02/2007	Closed with Date	B	False	Alteration
0000173	06/12/2000	3802	148 12TH ST	259	11	06/12/2000	Closed with Date	B	False	Alteration
		9038	148 12TH ST	259	11	05/01/2007	Worked	B	False	Alteration
Grand Totals										

+ 3 Old Permits @ 1980's

Attached:

- no Property Survey On file
- no Permits for Oil tank
- Various Property Maintenance Violations/Complaints
- Open + Closed Permits

Jackie DiMase

From: Gina Affuso
Sent: Monday, January 29, 2024 7:38 AM
To: Jackie DiMase; Kellie Romero
Subject: FW: OPRA request - Records request

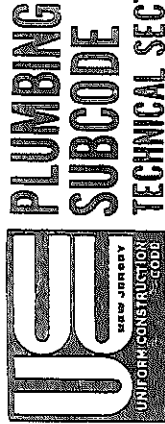
Gina Affuso, RMC/CMR
Wood-Ridge Borough Clerk/Registrar
85 Humboldt Street
Wood-Ridge, NJ 07075
Phone: 201-939-0202 xt 100
Direct: 551-238-7633
Fax: 201-939-1215

-----Original Message-----

From: A Toma <opra+request-57763-e7147b3c@requests.opramachine.com>
Sent: Monday, January 29, 2024 6:31 AM
To: Gina Affuso <gaffuso@njwoodridge.org>
Subject: OPRA request - Records request

Dear Wood-Ridge Borough, This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message. Records requested for :148 12th street Block 259 / Lot 111-A property survey (if on record)2- list of all open and closed permits3- any record on the presence of an oil tank 4- any violations, liens, unpaid taxes, etc5- all other records Thank you for your assistance Yours faithfullyAnthony-----Please deliver records electronically via email to the below UNIQUE address for all replies to this request:opra+request-57763-e7147b3c@requests.opramachine.comIs gaffuso@njwoodridge.org the wrong address for OPRA requests to Wood-Ridge Borough? If so, please contact us using this form:https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dwood_ridge_borough&c=E,1,VHuM2iTxJONxSgBtayttTOHNqc7y43qlxhgt9S7PPy6tdt76ZDDESTex0fr5G5d0i2dFIC_v4L3ONusTijNTdwE7Szp4HwtK3Se3fe-9NChDVJoqx_8ZwYr280U,&typo=1Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,Hnlm8NTf_puqoO267XSQPSft8cBK5iSYY_GQwK3KFKt4PAtyQ9B8gY4C0AKEMQpvm3TsXjV1jwzfxpTKvtb1WBGmq1x9YD6-ZCWUGRAMiFuyAAzNr_h6fcp3ZA,&typo=1View this OPRA request & responses online:https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2frecords_request_49&c=E,1,m97cdzbvEtNd-0G10rnCmhuOm9nIBmH912C2IUnzl7vmmU9DbXR2ogkoPQQxmUEUgKJrLdRS5CM1qSF4feaPDA6-XLjQxSuqQv07jR4p6B-kDMUy9QKK-Q4eHT4n&typo=1 Please note that in some cases publication of requests and responses will be delayed.If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.-----

United Jersey Bank
15 Mann Street
Hoboken, N.J. 07030
201-961-2000
Statewide 61670



PLUMBING SUBCODE TECHNICAL SECTION

PERMIT NO. 3192-130
DATE ISSUED March 19, 1984
REVISION DATE _____
Block 239 Lot 11
Subdivision _____

A. IDENTIFICATION

APPLICANT — Complete unshaded areas only When changing contractors, notify this office

Owner Rembert H. Hazzak Contractor Peetree Ollert
Address 148-12th Street Address 218 Cleveland Avenue
Wood-Ridge, N.J. Hoboken Heights, N.J.
Tel. (201) 935-5950 Tel. (201) 712-4074
Work Site Address 148-12th Street Lic. No./Bus. Permit _____
Wood-Ridge, N.J. 07073 Federal Emp. No. 145-34-9724

CERTIFICATION IN LIEU OF OATH:
(Complete for Minor Work and Small Job Only)

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his agent.

Peetree Ollert
AGENT SIGNATURE 1670

B. TECHNICAL SITE DATA

List all fixtures

TYPE OF WORK:

No.	Fixture	Fee	No.	Fixture	Fee
	Water Closet/Bidet/Urinal	\$		Garbage Disposal	
	bathtub			Air Conditioner Unit	
	Lavatory/Sink			Indirect Connection	
	Shower/Floor Drain			Sewer Ejector	
	Washing Machine			Grease Trap	
	Dishwasher			Interceptor	
	Commercial Dishwasher			Backflow Device	
	Water Heater			Reduced Pressure	
	Domestic Boiler/Furnace	15.00		Backflow Device	
	Steam Boiler			Vent Stack	
	Water Util. Connection			Solar System	
	Sewer Util. Connection			Office Inspection	5.00
	Hose Bibb			Other	
	Water Cooler			Other	
				Other	
COLUMN 1 \$ 15.00			COLUMN 2 \$ 5.00		

Minimum Plumbing Fee (if applicable) \$ 10.00
Total Plumbing Fee (Greater of Minimum or Subtotal) \$ 20.00

Peetree Ollert

C. PLUMBING CHARACTERISTICS

USE GROUP: R3A Present _____ Proposed _____

Drainage — Material _____ Size _____
Building Sewer — Material _____ Size _____
Water Service — Material _____ Size _____
Venting — Material _____ Size _____

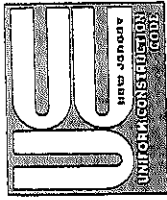
Estimated Cost of Plumbing Work: \$ 1500.00

D. COMMENTS

Replace cracked Steam Boiler
Renew with Downflow
Support Tubing for Recirculation of Hot Water

Peetree Ollert

☐ Partial Releases ☐ Prototype Processing



NOTICE OF PERMIT UPDATE

IDENTIFICATION

Owner Remedy House Agent Remedy House
Address 148 Tenth St Address 218 Chestnut St
Tel. (201) 461-4444 Tel. (201) 778-4444
Work Site Address 148 Tenth St Lic. No. 145-34-7124
Wood Ridge, N.J. 07075 Federal Emp. No. 145-34-7124

is hereby granted permission
to perform the following work:

- ☐ BUILDING ☐ ELECTRICAL
☒ PLUMBING ☐ FIRE PROTECTION
☐ OTHER _____

Estimated Cost of Work: \$ 1000

CONSTRUCTION OFFICIAL

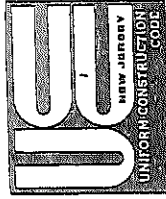
Description of work:

Install Remedy House
145-34-7124

PERMIT NO. 145-34-7124
DATE ISSUED March 11, 1984
Block 22 Lot 11
Subdivision _____

PAYMENTS

Permit Fee \$ _____
Fees Remitted \$ _____
☐ Check No. _____
☒ Cash _____
☐ Other _____
Collected By: Remedy House
Date: March 11, 1984



CONSTRUCTION PERMIT

PERMIT NO. 8837DATE ISSUED 2/24/86Block 259 Lot 11

Subdivision _____

A. IDENTIFICATION

Owner NorwalkAddress 148d 128thAgent LotC Home ShopAddress 145 Submarine AveKenilworthTel. () - () 825-0244Work Site Address Seaside

Lic. No. _____

Federal Emp. No. 244-70-2823

is hereby granted permission
to perform the following work:

☒ BUILDING☐ ELECTRICAL☐ PLUMBING☐ FIRE PROTECTION☐ OTHER _____Description of work: Encl. 1st
Encl. 2nd
New Ceiling, Floor - Sheet Rock

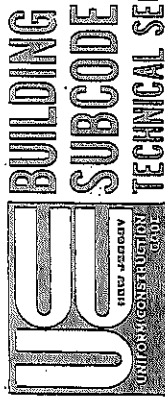
NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases
for a period of six (6) months, this permit is void.

Estimated Cost of Work: \$ 2800CONSTRUCTION OFFICIAL J. W. Lawrence

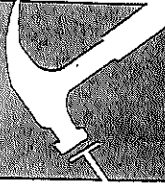
U.C.C. Form F-170 (8/83) Light Green = Office Copy White = Applicant Copy Yellow/Orange = Tax Assessor Copy

PAYMENTS

Permit Fee \$ 200Fees Remitted \$ 20☐ Check No. _____☒ Cash☐ Other _____Collected By: [Signature]Date: 2/24/86



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION

APPLICANT - Complete unshaded areas only

When changing contractors, notify this office

Owner Dean & Kenneth Horzak

Address 148 N. 12th St

Woodbridge, N.J.

Tel. (201) 935-3450

Work Site Address 148 W. 12th St

Woodbridge, N.J.

Contractor Ed C. Horne Corp.

Address 146 Selvaire Ave

Kenilworth, N.J.

Tel. (201) 833-0244

Lic. No. 244-70-8873

Federal Emp. No. 244-70-8873

B. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Give detail description including materials used, dimensions, etc.

Install Suspended Ceiling
Install 2" Plywood floor
Install Door and Lamp
Install Sheetrock.
Build closet
Install line for bar board heat.

☐ See Plans

TYPE OF WORK:

- ☐ New Building
☐ Addition
☒ Alteration/Renovation
☐ Roofing
☐ Siding
☐ Other
☐ Demolition
☐ Miscellaneous
☐ Fence
☐ Sign
☐ Pool
☐ Elevator
☐ Other

Fee Basis

Fee

SUSTOTAL

Minimum Building Fee (if applicable)

Total Building Fee (Greater of Minimum or Subtotal)

C. BUILDING CHARACTERISTICS

USE GROUP: RA Present

Proposed

No. of Stories _____ Total Building Area—All Floors _____ Sq. Ft.

Height of Structure _____ Ft. Volume of Structure _____ Cu. Ft.

Area—Largest Floor _____ Sq. Ft. Total Land Area Disturbed _____ Sq. Ft.

Estimated Cost of Building Work: \$ 2800

D. COMMENTS

J.W. Lofgren

☐ Partial Releases ☐ Prototype Processing

JOB CONDITION/COMMENTS[illegible]

Maximum Occupancy Load:

PLAN REVIEW

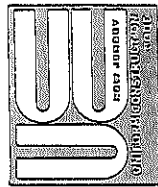
☐	No Plans Required	_____
☐	All	_____
☐	Footings/Foundation	_____
☐	Frame	_____
☐	Architectural	_____
☐	Other _____	_____

☐ CO ☐ CCO ☐ CA

Inspected By: _____

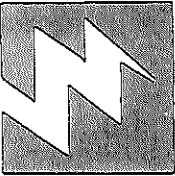
INSPECTIONS

Type	Failure Dates		Approval Date
☐ Footing/Foundation			
☐ Slab			
☐ Frame			
☐ Architectural			
☐ Insulation			
☐ Finishes			
☐ Energy			
☐ Mechanical			
☐ TCO			
☐ Other			



ELECTRICAL SUBCODE TECHNICAL SECTION

MIDDLE DEPARTMENT INSPECTION AGENCY, INC.
900 HADDON AVE. COLLINGSWOOD, NJ 08108
609-858-4400



PERMIT NO. PRV0
DATE ISSUED 2/26/86
REVISION DATE _____
Block 259 Lot 11
Subdivision _____

A. IDENTIFICATION

APPLICANT -- Complete unshaded areas only

When changing contractors, notify this office

Owner Danna & Kenneth Horak
Address 148 N. 12 St
Wardbridge, NJ
Tel. 908-545-50
Work Site Address 148 N. 12 St
Wardbridge, NJ

Contractor Joseph Timko
Address 39 Westervelt Pl.
Passaic, N.J. 07055
Tel. (201) 473-0492
Lic. No./Bus. Permit. 7535/7535
Federal Emp. No. 208-44-0767

CERTIFICATION IN LIEU OF OATH:

(Complete for Minor Work and Small Job Only)

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his agent.

Joseph Timko
AGENT SIGNATURE

B. TECHNICAL SITE DATA

List all wiring and equipment and provide necessary data

TYPE OF WORK:

No.	Item	Fee	No.	Item	Fee
	Switching Outlets	\$		H. V. A. C. Equipment	\$
	Lighting Outlets			Switching Devices	
	Receptacle Outlets			Transformers	
	Range/Oven			Motors/Generators/Compressors	
	Dryer, Electric			(state no. and size of each)	
	Water Heater, Electric				
	Heating, Electric			Other	
	Switches			Other	
	Lighting Fixtures			Other	
	Receptacles			Other	
	Bonding, Pool/Vault			Other	
	Service/Feeders				

COLUMN 1 \$ 20

COLUMN 2 \$

SUBTOTAL \$

Minimum Electrical Fee
(If applicable) \$ 20

Total Electrical Fee
(Greater of Minimum or Subtotal) \$ 30

Joseph Timko
486

C. ELECTRICAL CHARACTERISTICS

USE GROUP: R3A Present _____ Proposed _____
Service: _____ Amps _____ Phase _____ System _____
Wire _____ Volts _____ Wiring _____ Method _____

Total No. of Meters: _____

Estimated Cost of Electrical Work: \$ 300.00

D. COMMENTS

☐ Partial Releases ☐ Prototype Processing

PLAN REVIEW AND INSPECTION REPORT

DATE

PROJECT NO.

3-11-86 2 Boreholes at site of 14K
Wells spaced on arrival

TOP SURVEY

☐ No Pk is required
☐ Plan is/are approved

Dr. 87

Approved By:

EXPLANATIONS FINAL

☐ OK ☐ OK ☐ OK

Date:

3-11-86

Inspected By:

14K/any

Approved Date

Work Date

Inspection Date

Phone for
Inspections
Office 939-5188
Home 939-2590

BOROUGH of WOOD-RIDGE
OFFICE OF THE
CONSTRUCTION CODE OFFICIAL
85 Humboldt Street
Wood-Ridge, N. J. 07075

No. 1245

Date 11-11-77

Block 257

Lot 11

Use R

Zone R

Constr. Type 1

CONSTRUCTION PERMIT

THIS IS TO CERTIFY THAT

148 12th St Phone 939-5188

is hereby granted a permit to: James W. Love, Construction and Bldg. Sub Code Official

situated at 148 12th St Wood-Ridge, N. J.

Be it understood that all the above construction will be done according to plans and/or information filed with the Boro Building Dept. and in conformity with all State and Borough Statutes, Ordinances, Codes and Regulations.

The proposed work, covered by this permit, is authorized by the owner or the undersigned who has been designated by the owner to apply for this permit. It is further affirmed that all required "prior approvals" have been obtained and all information provided is true.

ESTIMATED COST OF WORK COVERED BY THIS PERMIT 2,000.

AFFIRMED BY OR FOR OWNER IN FEE: _____

PERMIT FEE \$ 200.00 APPLICATION APPROVED
PERMIT ISSUED: _____

JAMES W. LOVE, CONSTRUCTION
AND BLDG. SUB CODE OFFICIAL

ALL PLUMBING AND ELECTRICAL WORK MUST BE DONE BY LICENSED CONTRACTORS AND SEPARATE PERMITS MUST BE OBTAINED.

CONTRACTOR'S NAME & PHONE James W. Love

PHONE NUMBER AT THE JOB _____

PHONE: 939-5188

No. 29/11

BOROUGH OF WOOD-RIDGE
OFFICE OF
CONSTRUCTION CODE OFFICIAL

85 HUMBOLDT ST.
WOOD-RIDGE, N.J. 07075

CONSTRUCTION PERMIT

WOOD-RIDGE, N.J. 1/1/80, 19 80

THIS IS TO CERTIFY

that.....*1000 sq ft addition*.....was granted a permit
to.....*for a 1000 sq ft addition*.....
for.....*5700*.....
situated at.....Wood-Ridge, N.J.
with the understanding that the said construction will
be according to plans and information filed with the
Building Department and in conformance with all Boro
Ordinances.

The proposed work covered by this permit is
authorized by the owner or the undersigned who has
been designated by the owner to apply for this permit.

signed.....

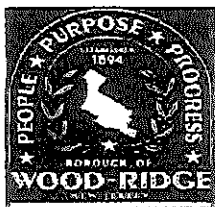
APPROVED:

.....
Construction Code Official
Building Sub-Code Official

.....
Member Building Committee

H. S. Conotr.
Gus Scherdel
316 Ottawa Ave N.J.
Fee \$.....*Check 7867*

Note: All Plumbing and Electrical work must be done
by Licensed Contractors and separate permits
must be obtained.



NOTICE OF UNSAFE STRUCTURE

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 9/29/2022

Violation Number: 20220006/0

Borough of Wood-Ridge
85 Humboldt Street
Wood-Ridge, NJ 07075
201 9395188

IDENTIFICATION

Work Site Location: 148 12TH ST

Block: 259 Lot: 11 Qualif: _____
Agent: _____

Owner In Fee: HOZAK, KENNETH & DONNA

Address: 148 12TH ST

Address: _____

WOOD-RIDGE NJ 07075

Telephone: _____

Telephone: _____

To: ☒ Owner:

☐ Other: _____

☐ Agent/Contractor: _____

Date Of Inspection: 9/28/2022

Date Of This Notice: 9/29/2022

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on 9/28/2022 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

BUILDING IS UNSAFE AND A FIRE HAZARD BUILDING IS A POTENTIAL HEALTH HAZARD BUILDING IS UNSAFE FOR OCCUPANCY BUILDING MUST BE SECURED AND GROUNDS CLEANED

You are hereby **ORDERED** to:

☒ Vacate the above structure by 9/29/2022

☒ Demolish the above structure by 9/29/2022, or correct the above noted unsafe conditions by no later than 10/27/2022.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the **Bergen County Board Of Appeals** within 15 business days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at:
Court Plaza South, Rm 204 W, 21 Main St Hackensack NJ 07601-7000

If you have any questions concerning this matter, please call: 201 9395188

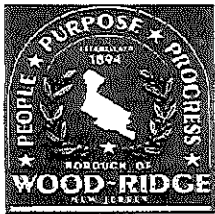
By Order of: _____

G. Ippolito CONSTRUCTION OFFICIAL

Date: 9/28/22

Sent by Certified Mail # :

U.C.C F241 (rev 1/2004)



NOTICE OF UNSAFE STRUCTURE

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 9/29/2022

Violation Number: 20220006/0

Borough of Wood-Ridge
85 Humboldt Street
Wood-Ridge, NJ 07075
201 9395188

IDENTIFICATION

Work Site Location: 148 12TH ST

Block: 259 Lot: 11 Qualif: _____
Agent: _____

Owner In Fee: HOZAK, KENNETH & DONNA

Address: 148 12TH ST

Address: _____

WOOD-RIDGE NJ 07075

Telephone: _____

Telephone: _____

To: ☒ Owner: _____ ☐ Other: _____

☐ Agent/Contractor: _____

Date Of Inspection: 9/28/2022

Date Of This Notice: 9/29/2022

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on 9/28/2022 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

BUILDING IS UNSAFE AND A FIRE HAZARD BUILDING IS A POTENTIAL HEALTH HAZARD BUILDING IS UNSAFE FOR OCCUPANCY BUILDING MUST BE SECURED AND GROUNDS CLEANED

You are hereby **ORDERED** to:

☒ Vacate the above structure by 9/29/2022

☒ Demolish the above structure by 9/29/2022, or correct the above noted unsafe conditions by no later than 10/27/2022.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the **Bergen County Board Of Appeals** within 15 business days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

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The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at:

Court Plaza South, Rm 204 W, 21 Main St Hackensack NJ 07601-7000

If you have any questions concerning this matter, please call: 201 9395188

By Order of: G. Ippolito
G. Ippolito CONSTRUCTION OFFICIAL

Date: 9/28/22

Sent by Certified Mail # :

U.C.C F241 (rev 1/2004)



NOTICE OF UNSAFE STRUCTURE

Permit/Control #: _____
Date Issued: 11/15/2022
Violation #: V-22-00003

file
259/11

IDENTIFICATION

Work Site Location: 148 12TH ST Wood-Ridge Borough, NJ
Block: 259 Lot: 11 Qualification Code: _____
Owner in Fee: HOZAK, KENNETH & DONNA
Owner Address: 148 12TH ST WOOD-RIDGE NJ 07075
Agent/Contractor: _____
Address: _____

To: ☒ Owner ☐ Other:
☐ Agent/Contractor

DATE OF INSPECTION: _____ DATE OF THIS NOTICE: 11/15/2022

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on N/A on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32.

The building or structure or portion thereof, deemed an unsafe condition is described as follows:

(NONE)
BUILDING MUST BE DEMOLISHED

You are hereby **ORDERED** to:

- [] Vacate the above structure by _____
[X] Demolish the above structure by 11/16/2022, or correct the above noted unsafe conditions by no later than _____.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$0.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the BERGEN COUNTY within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: 85 Humboldt Street
Wood-Ridge, NJ 07075

If you have any questions concerning this matter, please call: (201) 939 - 5188

By Order of

Bernie Appella
Construction Official

Date: 11/15/22



Wood-Ridge Borough Complaint Response Form

Date Created: 4/25/2023
Date Received: 4/25/2023
Time Received: 12:11:41 PM
Tracking Number: CPT-23-00011

Complaint:

Municipality: Wood-Ridge Borough Category: Complaint
Department Origin: Code Enforcement Complaint Type: _____
User Origin: Jackie DiMase Status: Pending
Assigned to Department: Construction Priority: High
Assign to User: Jackie DiMase Method Received: Email
Private: No

Complaint Summary:

Extremely Hazardous ~
The front steps and entrance to the home are completely falling down. These stairs are unsecure and are not blocked to prevent someone from entering/climbing them. A picture of the front steps is attached.

My information shows this property is in foreclosure and property is maintained by: Solid Foundation Property
Contact = Johnny 844-488-7662

cc: R. Pronti, T. Bishoff, G. Ippolito

Complaint Result:

Location: 148 12TH ST
Street Address 1: 148 12TH ST
Street Address 2: _____
City: Wood-Ridge Borough State: NJ Zip: _____
Block: 259 Lot: 11 Qualifier: _____
Owner: HOZAK, KENNETH & DONNA
Street Address 1: 148 12TH ST
Street Address 2: _____
City: WOOD-RIDGE State: NJ Zip: 07075
Telephone: _____ Cellphone: _____
Email: _____
Tenant: _____
Street Address 1: _____
Street Address 2: _____
City: _____ State: NJ Zip: _____
Telephone: _____ Cellphone: _____
Email: _____

Complaint Submitted By:

First Name: [Redacted] Last Name: [Redacted]
Street Address 1: [Redacted]
Street Address 2: _____
City: Wood Ridge State: NJ Zip: 07075

Date Printed: 4/25/2023 Printed By: Jackie DiMase

Page 1

Preservation Compliance
solid foundation property.com
Mr. Cooper Mar 888-488-3432
1RIS@solid foundation property.com



NOTICE OF UNSAFE STRUCTURE

Permit/Control #: _____
Date issued: 11/15/2022
Violation #: V-22-00003

file
259/11

IDENTIFICATION

Work Site Location: 148 12TH ST Wood-Ridge Borough, NJ
Block: 259 Lot: 11 Qualification Code: _____
Owner in Fee: HOZAK, KENNETH & DONNA
Owner Address: 148 12TH ST WOOD-RIDGE NJ 07075
Agent/Contractor: _____
Address: _____

To: ☒ Owner ☐ Other:
☐ Agent/Contractor

DATE OF INSPECTION: _____ DATE OF THIS NOTICE: 11/15/2022

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on N/A on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32.

The building or structure or portion thereof, deemed an unsafe condition is described as follows:

(NONE)
BUILDING MUST BE DEMOLISHED

You are hereby **ORDERED** to:

- ☐ Vacate the above structure by _____
☒ Demolish the above structure by 11/16/2022, or correct the above noted unsafe conditions by no later than _____.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$0.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the BERGEN COUNTY within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: 85 Humboldt Street
Wood-Ridge, NJ 07075

If you have any questions concerning this matter, please call: (201) 939-5188

By Order of

[Signature]
Construction Official

Date: 11/15/22

BOROUGH OF WOOD RIDGE

CODE ENFORCEMENT OFFICE

85 HUMBOLDT STREET
WOOD RIDGE NJ 07075

Phone (201) 939-5188

Fax (201) 939-4425

Email: construction@njwoodridge.org

Web Address: www.njwoodridge.org

April 27, 2023

SOLID FOUNDATION PROPERTIES

VIA EMAIL: IRIS@SOLIDFOUNDATIONPROPERTIES.COM

RE: 148 12TH STREET

Dear Iris,

Attached is the information we spoke about this morning regarding the property at **148 12th Street, Wood Ridge NJ 07075**.

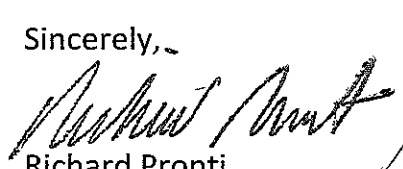
- Notice of Unsafe Structure/Order to Demolish - Issued 11/15/2022
- Recent photo of the front steps, from the sidewalk to the house

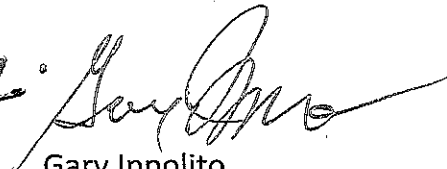
My understanding is that **Solid Foundation Properties** is the preservationist for this property acting for Mr. Cooper Mortgage Company. You are hereby notified this property is unsafe and an extreme hazard to neighboring residents, pedestrians and other persons utilizing the property and in violation of the Wood Ridge Property Maintenance Code 407-10 & 11 – Hazards

Your attention to this matter is extremely urgent and compliance must be met immediately. I look forward to an immediate response.

Failure to comply will result in the filing of a complaint with the Municipal Court of the Borough of Wood Ridge.

Sincerely,


Richard Pronti
Zoning Official


Gary Ippolito
Construction Code Official

Cc: G. Affuso, Borough Clerk

Jackie DiMase

From: Iris Register <iris@solidfoundationproperties.com>
Sent: Thursday, April 27, 2023 3:23 PM
To: Jackie DiMase
Cc: Richard Pronti; Gary Ippolito; Gina Affuso; Carla Jones; Steve Rinderle; Murgesh Nadar
Subject: RE: 148 12TH ST WOOD RIDGE NJ 07075

Thank you. I have forwarded the info the MRC representative for directive.

Thanks,

Iris Register

Solid Foundation Properties, LLC
2690 Cobb Parkway, Suite A5-379
Smyrna, Georgia 30080
Office: (337) 205-7447 | Ext. 428

Email: iris.register@solidfoundationproperties.com
Website: www.solidfoundationproperties.com



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From: Jackie DiMase <jdimase@njwoodridge.org>
Sent: Thursday, April 27, 2023 3:11 PM
To: Iris Register <iris@solidfoundationproperties.com>
Cc: Richard Pronti <rpronti@njwoodridge.org>; Gary Ippolito <gippolito@njwoodridge.org>; Gina Affuso <gaffuso@njwoodridge.org>
Subject: 148 12TH ST WOOD RIDGE NJ 07075

To: Iris @Solid Foundation Properties

Attached is the information regarding **148 12th Street, Wood Ridge NJ 07075**

If you have any questions or need additional information, please call or email me.

Thank you,

Jackie DiMase

From: Jackie DiMase
Sent: Monday, May 8, 2023 2:26 PM
To: Iris Register
Cc: Richard Pronti; Gary Ippolito; Gina Affuso; Carla Jones; Steve Rinderle; Murgesh Nadar
Subject: RE: 148 12TH ST WOOD RIDGE NJ 07075

Iris ~ I am following up on the status of this request for demo/property maintenance at **148 12th Street**, Wood Ridge, NJ. The last email from you was April 27th and I have not heard anything further from your associates. Your immediate attention to this matter is needed. A Summons will be issued if there is not a response by Tuesday, May 9, 2023.

Thank you,

Jackie DiMase
Borough of Wood Ridge
Technical Assistant Construction Dept.
201-939-5188
jdimase@njwoodridge.org

From: Iris Register <iris@solidfoundationproperties.com>
Sent: Thursday, April 27, 2023 3:23 PM
To: Jackie DiMase <jdimase@njwoodridge.org>
Cc: Richard Pronti <rpronti@njwoodridge.org>; Gary Ippolito <gippolito@njwoodridge.org>; Gina Affuso <gaffuso@njwoodridge.org>; Carla Jones <carla@solidfoundationproperties.com>; Steve Rinderle <steve@solidfoundationproperties.com>; Murgesh Nadar <murgesh@solidfoundationproperties.com>
Subject: RE: 148 12TH ST WOOD RIDGE NJ 07075

Thank you. I have forwarded the info the MRC representative for directive.

Thanks,

Iris Register

Solid Foundation Properties, LLC
2690 Cobb Parkway, Suite A5-379
Smyrna, Georgia 30080
Office: (337) 205-7447 | Ext. 428

Email: iris.register@solidfoundationproperties.com
Website: www.solidfoundationproperties.com

Jackie DiMase

From: Iris Register <iris@solidfoundationproperties.com>
Sent: Monday, May 8, 2023 2:56 PM
To: Jackie DiMase
Cc: Steve Rinderle; Carla Jones; Murgesh Nadar
Subject: RE: 148 12TH ST WOOD RIDGE NJ 07075
Attachments: WorkOrder 941916 - Attachments.zip

Ms. DiMase,

We are maintaining the property until the bank approves bids for the necessary repairs. I have reached out the bank's rep again today asking for the bids to be expedited. I will keep you posted on their reply.

Thanks,

Iris Register

Solid Foundation Properties, LLC
2690 Cobb Parkway, Suite A5-379
Smyrna, Georgia 30080
Office: (337) 205-7447 | Ext. 428

Email: iris.register@solidfoundationproperties.com
Website: www.solidfoundationproperties.com



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From: Jackie DiMase <jdimase@njwoodridge.org>
Sent: Monday, May 8, 2023 2:26 PM
To: Iris Register <iris@solidfoundationproperties.com>
Cc: Richard Pronti <rpronti@njwoodridge.org>; Gary Ippolito <gippolito@njwoodridge.org>; Gina Affuso <gaffuso@njwoodridge.org>; Carla Jones <carla@solidfoundationproperties.com>; Steve Rinderle <steve@solidfoundationproperties.com>; Murgesh Nadar <murgesh@solidfoundationproperties.com>
Subject: RE: 148 12TH ST WOOD RIDGE NJ 07075

Iris ~ I am following up on the status of this request for demo/property maintenance at **148 12th Street**, Wood Ridge, NJ. The last email from you was April 27th and I have not heard anything further from your associates. Your immediate attention to this matter is needed. A Summons will be issued if there is not a response by Tuesday, May 9, 2023.

COURT I.D. PREFIX COMPLAINT NUMBER
0269 SC 002541

WOOD-RIDGE BOROUGH
 MUNICIPAL COURT
 111 Outwater Lane
 Garfield, NJ 07026

Complaint

The State of New Jersey
 (Please Print) **VS.**
 Defendant's Name: First Initial Last
ERIS REGISTER
 Address 2690 Cobb Parkway, Suite B5-379 City
 State GA Zip Code 30080 Telephone: 504 994 6644 Check, if cell phone ☐
 Birth Date: Mo. Day Yr. Sex Eyes Height Weight Restrictions
 Email Address ERIS.REGISTER@solidfoundationproperties.com Ethnicity Race
 Driver's Lic. No. State Exp. Date

STATE OF NEW JERSEY
 COUNTY OF **BERGEN**

COMPLAINT

Complaining Witness: Richard Pronti
 of Borough of Wood Ridge
 Residing at 85 Humboldt St.
 by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the
May 12, 2015
 in WOOD-RIDGE County of BERGEN NJ
 did commit the following offense:

Unsafe Structure - Exterior
Steps - foundation is not
structurally sound.
 in violation of (one charge only) Ecode-407-22

LOCATION OF OFFENSE **CODE** Describe Location
140-12th St WR

OATH: Subscribed and sworn to before me this ____ day of ____, yr. ____

CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

(Signature of Complaining Witness)

OR

(Signature of Person Administering Oath)

11/10/12, 2023
R. Pronti
 (Date)
 (Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY
 Probable cause is found for the issuance of this Complaint-Summons
☐ Yes
☐ No
 (Signature of Judicial Officer)
☐ Yes
☐ No
 (Signature of Judge)

LAW / CODE ENFORCEMENT USE ONLY
☐ The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

SUMMONS

YOU ARE HEREBY SUMMONED TO APPEAR
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE IMPOSED, A WARRANT MAY BE ISSUED FOR YOUR ARREST, OR BOTH.

NOTICE TO APPEAR

☐ COURT APPEARANCE REQUIRED **COURT DATE** Month Day Year Time : AM PM

(Date Summons Issued)
 Complaint-Summons

(Signature of Person Issuing Summons)

SUMMONS



NOTICE OF UNSAFE STRUCTURE

Permit/Control #:
Date Issued: 5/16/2023
Violation #: V-23-00010

IDENTIFICATION

Work Site Location: 148 12TH ST Wood-Ridge Borough, NJ 07075
Block: 259 Lot: 11 Qualification Code:
Owner in Fee: IRIS REGISTER
Owner Address: SOLID FOUNDATION PROPERTIES LLC 2690 COBB PARKWAY, SUITE A5-379 SMYRNA GA 30080
Agent/Contractor: IRIS REGISTER
Address: SOLID FOUNDATION PROPERTIES LLC 2690 COBB PARKWAY, SUITE A5-379 SMYRNA GA 30080

To: ☒ Owner ☐ Other:
☒ Agent/Contractor

DATE OF INSPECTION: 5/15/2023 DATE OF THIS NOTICE: 5/16/2023

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on 5/15/2023 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32.

The building or structure or portion thereof, deemed an unsafe condition is described as follows:

BUILDING IS UNSAFE AND A FIRE HAZARD FOUNDATION IS COMPROMISED FRONT STEPS ARE IMPASSABLE
BUILDING IS A HEALTH HAZARD OVERGROWN WEEDS GRASS TICKS RODENTS BEES OVERCOMING THE
PROPERTY
BUILDING MUST BE DEMOLISHED

You are hereby **ORDERED** to:

- ☐ Vacate the above structure by
☒ Demolish the above structure by 5/22/2023, or correct the above noted unsafe conditions by no later than 5/22/2023.

Failure to correct the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$500.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the BERGEN COUNTY within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: 85 Humboldt Street
Wood-Ridge, NJ 07075

If you have any questions concerning this matter, please call: (201) 939 - 5188

By Order of

[Signature]
Construction Official

Date: 5/16/23

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BOROUGH OF WOOD RIDGE

file copy

CODE ENFORCEMENT OFFICE

85 HUMBOLDT
WOOD RIDGE NJ 07075

Phone (201) 939-5188

Fax (201) 939-4425

Email: construction@njwoodridge.org

Web Address: www.njwoodridge.org

NOTICE OF ZONING VIOLATION

Identification of Property

BLOCK: 259

LOT: 11

ADDRESS: 148 12TH STREET, WOOD RIDGE NJ 07075

Owner/Tenant Name: HOZAK, KENNETH & DONNA

Address: 148 12TH STREET, WOOD RIDGE NJ 07075

ACTION

Date of Inspection: April 19, 2022

Date of Notice: April 20, 2022

Date of Compliance: May 1, 2022

Note: Violation penalty range up to one thousand (\$1,000) dollars.

You are hereby notified that the referenced property is in violation of the following section(s) of the Wood-Ridge Zoning Code:

530-6 (D) Zoning – R1 One Family Residential District

6. All houses and their accessory structures and yards shall be maintained in good repair and condition. Houses and/or accessory structures and/or yards shall be deemed to violate the Borough Zoning Ordinance if they have the following conditions: broken and/or missing windows, screens, or doors; holes in the roof, soffits, fascia, or siding; missing, unsecured, or disconnected roof material, siding, architectural features, gutters, downspouts, or leader pipes; structurally compromised or failing roofs, walls, foundations, architectural features, driveways, patios, decks, porches, balconies, stairs, retaining walls, fences, pools, spas, or hot tubs; fallen or dead trees or overgrown lawn, shrubs, or vegetation.

These violations can be remediated in the following manner: Repair/Replace the front steps. Unsafe conditions, house in disrepair for an extended time.

Failure to comply with this order, will result in the filing of a complaint with the Municipal Court of the Borough of Wood-Ridge.



Richard Pronti
Zoning Official



148 12th Street 4/19/22

BOROUGH OF WOOD-RIDGE

85 Humboldt St., Wood-Ridge, New Jersey 07075

201-939-5188

COMPLAINT LOCATION: 148 12th STREET Block: 259 Lot: 11REQUIRED ATTENTION: ☒ IMMEDIATE ☐ SCHEDULE INSPECTION ☐ INSPECTOR

COMPLAINT INFORMATION

☒ PHONE CALL ☐ LETTER ☐ INTER-OFFICE ☐ OTHERRECEIVED BY: Date: 6/15/21 Time: 2 AM/PM (P)Name: [REDACTED]Address: [REDACTED]

Telephone No. Home: () Work: () Cell: ()

COMPLAINT CLASSIFICATION

☒ PROPERTY MAINTENANCE ☐ ZONING ☐ HEALTH

PROPERTY OWNER

INFORMATION: House is vacant and requires Property
Maintenance throughout the property (exterior)
SEE the attached email+ pictures forNATURE OF COMPLAINT: more detail

ACTION TAKEN

cc: P. Dahl

REINSPECTION DATE _____

STATUS _____

ABATED DATE _____

DISPOSITION OF COMPLAINT

- ☐ UNFOUNDED
☐ WRITTEN WARNING
☐ SUMMONS ISSUED

INVESTIGATOR'S INITIALS _____

DATE _____

COURT DISPOSITION _____

DATA ENTERED DATE _____

BY INITIALS _____

BOROUGH OF WOOD-RIDGE

85 Humboldt St., Wood-Ridge, New Jersey 07075

201-939-5188

COMPLAINT LOCATION:

148 12th STREETBlock: 259 Lot: 11

REQUIRED ATTENTION:



IMMEDIATE

☐ SCHEDULE INSPECTION

INSPECTOR

COMPLAINT INFORMATION☒ PHONE CALL ☐ LETTER ☐ INTER-OFFICE ☐ OTHERRECEIVED BY: Date: 6/15/21 Time: 2 AM/PM PM

Name:

FRANK DeBartola

Address:

146 12th Street

Telephone No. Home: ()

Work: ()

Cell: ()

COMPLAINT CLASSIFICATION

PROPERTY MAINTENANCE



ZONING



HEALTH

PROPERTY OWNER

INFORMATION:

House is vacant and requires Property
Maintenance throughout the property (exterior)
SEE the attached email+ pictures for

NATURE OF COMPLAINT:

more detail**ACTION TAKEN**cc: P. Dahl

REINSPECTION DATE _____

STATUS _____

ABATED DATE _____

DISPOSITION OF COMPLAINT

- ☐ UNFOUNDED
☐ WRITTEN WARNING
☐ SUMMONS ISSUED

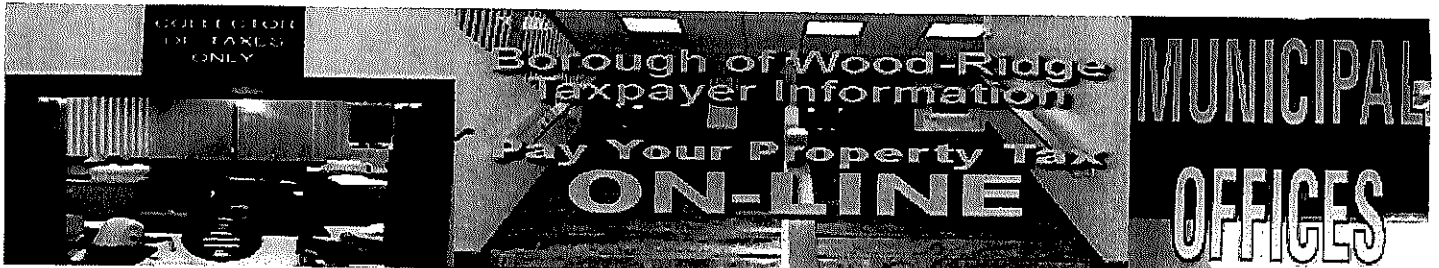
INVESTIGATOR'S INITIALS _____

DATE _____

COURT DISPOSITION _____

DATA ENTERED DATE _____

BY INITIALS _____



Block/Lot/Qual:	259. 11.	Tax Account Id:	953
Property Location:	148 12TH ST	Property Class:	2 - Residential
Owner Name/Address:	HOZAK, KENNETH & DONNA	Land Value:	175,000
	148 12TH ST	Improvement Value:	94,600
	WOOD-RIDGE, NJ 07075	Exempt Value:	0
		Total Assessed Value:	269,600
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Ba

Taxes

Make a Payment			View Tax Rate
Year	Due Date	Type	
2021	02/01/2021	Tax	
2021	05/01/2021	Tax	
Total 2021			
2020	02/01/2020	Tax	
2020	05/01/2020	Tax	
2020	08/01/2020	Tax	
2020	11/01/2020	Tax	
Total 2020			
2019	02/01/2019	Tax	
2019	05/01/2019	Tax	
2019	08/01/2019	Tax	
2019	11/01/2019	Tax	
Total 2019			
Last Payment: 10/06/20			

201-556-8329 DEBantola
Frank DeBantola

148 12th St. → (146)



Porch = no foundation

- did they apply
- is it allowed

- ➡ Boiled failed -

- Exposed - lines wires - from the back porch - who is responsible for safety

- Vacant - at this time

- Unoccupied - house - what does town require for safety

- Know's the family does not want to make formal compl.

Status

OPEN

OPEN

PAID

PAID

PAID

OPEN

PAID

PAID

PAID

PAID