

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No. 0
Control No. 13658
Block/Lot 1002/1.03

Plan Review Report

Work Site..... 1360 ROUTE 206
Applicant..... JR RENTAL PROPERTIES LLC
Address..... 1360 ROUTE 206
TABERNACLE, NJ 08088
Phone..... (609) [REDACTED]

ContractorOWNER
Address.....
Phone.....
Lic No. State:
Local

BLDG Subcode

9/26/17 Drawings required

FAIL

Reviewed by: Thomas Boyd

fire #1

Township Of Tabernacle
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9/26/17 Drawings required

Reviewed by: Thomas Boyd

BLDG Subcode

FAIL

1/14/20 Electrical Drawings not submitted.
Plans submitted do not address fireplace or footing&foundation for portico.
Construction permit application not properly filled out.
General note #21. Please advise who is the qualified testing agency.

I will once again suggest a meeting with the design professional and the Township on location to discuss the requirements for compliance with the UCC and the Court.

Reviewed by: Thomas Boyd

609 [REDACTED]
[REDACTED]
fixed
11/19/21
14¹⁰

BLOCK 1002 LOT 1.03 QUALIFICATION CODE 14304 ADDRESS (SITE)

PERMIT NO.



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 1300 Rt 206

2. Name of Owner in Fee: John Redmond

Tel. (609) [redacted]

e-mail [redacted]

Address 1300 Rt 206

street

Public

Private

municipality

zip code

3. Ownership in Fee: Public

4. Principal Contractor: Redmond Landscape

Address P.O. Box 249

Perimeter NJ 08068

License No. OR, if new home, Builder Reg. No. 13VH02123100

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 13VH02123

Federal Emp. ID No. 47-14899990

5. Architect or Engineer [redacted]

Address [redacted]

Tel. () [redacted]

6. Responsible Person in Charge once Work has Begun John Redmond

Tel. (609) [redacted]

FAX: (609) [redacted]

Contact [redacted]

e-mail [redacted]

FAX: () [redacted]

10. Flood Haz

11. Base Floo

12. Wetlands

yes

no

yes

no

yes

no

yes

no

yes

no

yes

no

yes

no

yes

no

yes

no

yes

no

IIa. PROPOSED WORK

☐ Minor Work

☐ Repair

☐ Asbestos Abat. - Subch. 8

☐ New Building

☐ Alteration

☐ Lead Hazard Abatement

☐ Addition

☐ Renovation

☐ Radon Remediation

☐ Demolition

☐ Reconstruction

☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

☒ Building

☒ Electrical

☐ Plumbing

☐ Fire Protection

☐ Elevator

Est. Cost

Plans Recd by

Date Recd

Rejection Date

Approval Date

Re-viewer

Approval Date

Re-viewer

Resubmission Dates

Rejection

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

Re-viewer

TOTAL COST

III. PLAN REVIEW (optional)

DO YOU WANT:

1. ☐ Partial Releases

2. ☐ Database Drawings

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/lifts

2. ☐ Dumbbells/Moving Walks

3. ☐ High Pressure Boilers

4. ☐ Refrigeration Systems

5. ☐ Cross-Connections/Backflow Preventers

6. ☐ Hazardous Liquid/Placards of Assembly

8. ☐ Smoke Control Systems in Open Wells

9. ☐ Underground Storage Tanks

10. ☐ Swimming Pool Space and Hot Tubs

12. ☐ Fire Alarm

V. FEE SUMMARY (for office use)

1. Building
2. Electrical
3. Plumbing
4. Fire Protection

11-1-18

Bldg

Elect

Plumb

Fire

11-1-18

Bldg

Elect

Plumb

Fire

11-1-18

Bldg

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed:

3. Change in Use Group, Indicate Present:

4. No. of dwelling units: Total Units Income-restricted

Gained, Sale

Gained, Rental

Lost, Sale

Lost, Rental

B. NON-RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed:

3. Change in Use Group, Indicate Present:

C. MIXED USE - List secondary use(s):

D. Construct. Classification: Present

Proposed



CONSTRUCTION PERMIT APPLICATION

REVISED

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 1360 Rt. 206 Tabernack NJ 08858

2. Name of Owner in Fee: John Redmond

Tel. (609) [redacted] e-mail [redacted]

Address [redacted]

3. Ownership in Fee: Public Private municipality zip code

4. Principal Contractor: Redmond Landscaping Tel. (609) 468 e-mail center@y4hoo.com

Address Pemberton, NJ 08068

License No. OR, if new home, Builder Reg. No. 13VH02123100 Exp. Date 3-30-20

Home Improvement Contractor Registration No. or Exemption Reason (if applicable):

Federal Emp. ID No. 161753278 FAX: (609) 261-0170

5. Architect or Engineer [redacted] Contact [redacted] e-mail [redacted]

Address [redacted] Tel. () [redacted] FAX: () [redacted]

6. Responsible Person in Charge once Work has Begun John Redmond Tel. (609) [redacted] FAX: (609) [redacted]

V. FEE SUMMARY

1. Building
2. Electrical
3. Plumbing
4. Fire Protection
5. Elevator Dev'l
6. Subtotal
7. Less 20% for State
8. Subtotal
9. State Permit
10. Subtotal
11. Cert. of Occu
12. Other
13. TOTAL

VI. BUILDING/SITE

1. Number of S
2. Height of Str
3. Area - Larg
4. New Building
5. Volume of New Structure
6. Max. Live Load
7. Max. Occupancy Load
8. If Industrialized Building: State Approved HUD
9. Total Land Are
10. Flood Hazard
11. Base Flood El
12. Wetlands

IIa. PROPOSED WORK

- ☐ Minor Work
- ☐ Repair
- ☐ Asbestos Abat. -Subch. 8
- ☐ New Building
- ☐ Alteration
- ☐ Lead Hazard Abatement
- ☐ Addition
- ☐ Renovation
- ☐ Radon Remediation
- ☐ Demolition
- ☐ Reconstruction
- ☐ Annual Pe

IIb. SUBCODES

(Check all that apply)

- ☐ Building
- ☐ Electrical
- ☐ Plumbing
- ☐ Fire Protection
- ☐ Elevator

TOTAL COST

III. PLAN REVIEW (optional)

DO YOU WANT:

1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/escalators/Lifts/
2. ☐ Dumbwaiters/Moving Walks
3. ☐ High Pressure Boilers
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Pressure Vessels
8. ☐ Sprinklers/Standpipes
9. ☐ Smoke Control Systems in Open Wells
10. ☐ Fire Alarm
11. ☐ Undergroud Storage Tanks
12. ☐ Swimming Pools, Spas and Hot Tubs
13. ☐ LPGas Tanks

3. Change in Use Group. Indicate Present: NO DRAWING'S

C. MIXED USE -List secondary use(s): 11/12/20 em

D. Construct. Classification: Present Proposed

Handwritten notes:
 12-1-14
 Clect
 Blocky
 EHT Tech isn't stamped by contractor.
 NO DRAWING'S
 11/12/20 em



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO. 1-800-272-1000.

Block 1002 Lot 103 Qualification Code 14304

Work Site Location 1360 Rt 206 Tubersville NJ 08088

Owner In Fee: John Redmond

Tel. (201) [redacted] e-mail [redacted]

Address 1360 Rt 206 Tubersville NJ 08088

Contractor: Edmond Landscape Home Improv. Tel. (609) 668-1234

Address 100 Bosc 249 Pemberton NJ 08068 e-mail Edmond@edmond.com

Contractor License No. 13VTH2123100 Exp. Date 3-31-19

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 13VTH02123100

Federal Emp. ID No. 47-16899994 FAX: (609) 268-1234

B. ELECTRICAL CHARACTERISTICS

Use Group Present [] Proposed []

☐ Pole/Pad # [] Temporary [] Other []

Building Occupied as [] Utility Co. []

Est. Cost of Elec. Work \$ 400

JOB SUMMARY (Office Use Only)

PLAN REVIEW	INSPECTIONS	Dates (Month/Day)
☐ No Plans Required	Type: <u>[]</u> Rough	Failure Failure Approval Initial
☐ Partial -Underslab Utilities Approved	Barrier-Free	
Date: <u>[]</u> Approved by: <u>[]</u>	Trench	
☐ Electrical Plans Approved	Temp. Serv.	
Date: <u>[]</u> Approved by: <u>[]</u>	Constr. Serv.	
Joint Plan Review Required:	TCO	
☐ Bldg. ☐ Plumb. ☐ Fire. ☐ Elev.	Other	
SUBCODE APPROVAL FOR PERMIT	Service	
Date: <u>[]</u>	Barrier-Free	
Approved by: <u>[]</u>	Temp. Cut-In-Card Date Issued	
SUBCODE APPROVAL FOR CERTIFICATE	Final Cut-In-Card Date Issued	
☐ CO ☐ CCO ☐ CA	Annual Pool Inspection	
Date: <u>[]</u>	Date of Grounding and Bonding	
Approved by: <u>[]</u>	Certification	

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor

sign and seal here:

Print name here: John Redmond

☐ Licensed Elec. Contractor ☐ Certifd Landscape Irrigation Contr ☐ Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK: Instal exit sign

QTY.	SIZE	ITEMS	FEE (Office Use Only)
		Lighting Fixtures	
		Receptacles	
		Switches	
		Detectors	
		Light Poles	
		Motors—Frac. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
		TOTAL NUMBERS	\$
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Ranges/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/4 HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

Date Received
Control #
Date Issued
Permit #

To reorder call: ALLEGRA
Marketing • Print • Mail
609-390-1400

Administrative Surcharge \$
Minimum Fee \$
State Permit Surcharge Fee \$
TOTAL FEE \$



ELECTRICAL SUBCODE TECHNICAL SECTION



Date Received
Control #
Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE, CALL UTILITY DIG NO: 1-800-272-1000.

Block 1063 Lot 103 Qualification Code _____

Work Site Location Tabernacle NJ 08058

Owner In Fee John Redmond

Address 1360 Rt 206

Tabernacle NJ 08058

Tel (609) 668-

Contractor JMS Electrical Contracting LLC

Address 510 Marshall Mill Rd

Meriden CT 06450

Tel (860) FAX ()

Contractor License No. 16635

Federal Emp. No. 212577-164

B. ELECTRICAL CHARACTERISTICS

Use Group Present _____ Proposed _____

☐ Pole/Pad # _____ ☐ Temporary ☐ Other _____

Building Occupied as _____ Utility Co. _____

Est. Cost of Elec. Work \$ 4400

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)			
☐ No Plans Required			Type:	Failure	Failure	Approval	Initial
Joint Plan Review Required:			Rough				
☐ Building ☐ Plumbing			Barrier-Free				
☐ Fire ☐ Elevator			Trench				
☐ Elec. Plans Approved			Temp. Serv.				
			Constr. Serv.				
			TCO				
			Other				
			Service				
			Final				
			Barrier-Free				
SUBCODE APPROVAL			Temp. Cut-In-Card Date Issued				
☐ CO ☐ CCO ☐ CA			Final Cut-In-Card Date Issued				
Date: _____			Annual Pool Inspection				
Approved by: _____			Date of Grounding and Bonding				
			Certification				

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant's Signature/Contractor's Seal and Signature

☐ Licensed Elec. Contractor ☐ Certified Landscape Irrigation Contr ☐ Exempt Applicant

D. TECHNICAL SITE DATA

QTY. SIZE ITEMS

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors—Frac. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UW Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elec. Sign/Outline Light

FEE (Office Use Only)

Administrative Surcharge \$
Minimum Fee \$
State Permit Surcharge Fee \$
TOTAL FEE \$

**DASTI, MURPHY, McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS**

GEORGE F. MURPHY, JR. † ◊
JERRY J. DASTI
GREGORY P. McGUCKIN
ROBERT E. ULAKY † >
CHRISTOPHER J. CONNORS
CHRISTOPHER K. KOUTSOURIS Δ
CHRISTOPHER J. DASTI
TIMOTHY J. McNICHOLS >
MARTIN J. BUCKLEY

A Professional Corporation
COUNSELLORS AT LAW
THE CLOCK TOWER BUILDING
620 WEST LACEY ROAD
POST OFFICE BOX 1057
FORKED RIVER, NEW JERSEY 08731

E-MAIL: FORKEDRIVER@DMMLAWFIRM.COM

Fed Id #22-3450668

TELEPHONE NUMBERS

(609) 971-1010
(609) 693-4100
(732) 349-2446
(732) 295-3000
(609) 918-1292

Of Counsel

ELIZABETH MACKOLIN DASTI>

WRITER'S E-MAIL: ckoutsouris@dmmlawfirm.com

FACSIMILE NUMBERS

(609) 971-7093
(732) 349-1590
Real Estate: (609) 971-6176

† CERTIFIED CIVIL TRIAL ATTY
‡ MEMBER, NATIONAL ACADEMY OF
ELDER LAW ATTORNEYS, INC
◊ MEMBER NJ AND FLA BAR
> MEMBER NJ AND PA BAR
Δ MEMBER NJ AND NY BAR

November 8, 2017

PLEASE REFER TO:

VIA EMAIL: tboyd@townshipoftabernacle-nj.gov

Thomas Boyd, Zoning Officer
Tabernacle Township
163 Carranza Road
Tabernacle, NJ 08088

**Re: Tabernacle Municipal Court (Burlington County)
State vs. JR Properties
Complaint-Summons Nos: SC 20172490-91
Issued: September 8, 2017**

Dear Mr. Boyd:

In my capacity as Prosecutor of the Tabernacle Township Municipal Court, I would request that you forward to me any and all discovery regarding the above matter for my review and dissemination to defense counsel at the above address.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Christopher K. Koustouris

Christopher K. Koustouris
Municipal Prosecutor

CKK/ad



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

Page 1 of 7

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	0541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

Business		Primary Business Owner		Primary Property Owner		On Site Contact	
REDMONDS GARDEN CENTER		REDMOND GARDEN CENTER c/o JOHN REDMOND Customer ID: 541168		N/A		N/A	
1360 206 Route Tabernacle Twp, Burlington County		1360 206 Route Tabernacle, NJ 08088		N/A		Customer ID: N/A N/A	
Registration #: 0335076291		Contact Number: [REDACTED]		Contact Number: N/A		Contact Number: N/A	

Use Group		LHU Codes	
Non Life-Hazard Use, Retail/Mercantile		BG06, N508	

YOU ARE HEREBY NOTIFIED THAT an inspection at the above referenced property by the New Jersey Division of Fire Safety disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.), promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "fire code violations" page(s).

YOU ARE HEREBY ORDERED by the COMMISSIONER to correct the violations listed on the accompanying "violations" page(s) within the timeframe, or by the date specified. If a reinspection discloses that violations have not been corrected, you will be subject to penalties of up to \$5,000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

Charles A. Richman, Commissioner, Department of Community Affairs
Charles A. Richman
By: Louis B. Kilmer, Acting Director, Bureau of Fire Code Enforcement
Division of Fire Safety

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATION and ORDER TO CORRECT.

Signature _____ Printed Name _____ Title _____ Date _____



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Page 2 of 7

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	0541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

VIOLATIONS

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3499952	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS MAIN BUILDING	[N.J.A.C. 5:70-4.11.1.5] All required exit doors equipped with latching devices in buildings or portions thereof of Use Group A with an occupant load greater than 100 shall be equipped with approved panic hardware by November 6, 1990.	Install panic hardware on all required exit doors. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.1.5]	10/12/2017	Unabated
3499953	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS OLD FERTILIZER BUILDING	[N.J.A.C. 5:70-4.11.1.5] All required exit doors equipped with latching devices in buildings or portions thereof of Use Group A with an occupant load greater than 100 shall be equipped with approved panic hardware by November 6, 1990.	Install panic hardware on all required exit doors. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.1.5]	10/12/2017	Unabated
3499954	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS MAIN BUILDING	[N.J.A.C. 5:70-4.11.1.5] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit" #, visible from the exit access, and when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.1.5]	10/12/2017	Unabated
3499955	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS OLD FERTILIZER BUILDING	[N.J.A.C. 5:70-4.11.1.5] In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.	Install approved internally illuminated or self-luminous signs reading "Exit" #, visible from the exit access, and when necessary,	10/12/2017	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Page 3 of 7

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	OS41168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3499956	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS MAIN BUILDING	[N.J.A.C. 5:70-4.11.j] Means of egress lighting shall be connected to an emergency electrical system conforming to NFPA 70 (National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access.	supplemented by directional signs in the exit access indicating the direction and way of egress. Locate "Exit" # signs at all exit doors or exit access areas, so as to be readily visible. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.k]	10/12/2017	Unabated
3499957	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS OLD FERTILIZER BUILDING	[N.J.A.C. 5:70-4.11.j] Means of egress lighting shall be connected to an emergency electrical system conforming to NFPA 70 (National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access.	Install means of egress lighting connected to an emergency electrical system conforming to NFPA 70 (National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.j]	10/12/2017	Unabated



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NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

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Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	0541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
3499958	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS MAIN BUILDING	[N.J.A.C. 5:70-4.11.i.] All means of egress shall be provided with artificial illumination as follows: All means of egress in other than buildings of Use Group R-3 shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exits be available. Lighting shall also be provided to illuminate the exit discharge in all buildings other than Use Groups F, H and S. In buildings of Use Group R-2, means of egress lighting, except that lighting within a dwelling unit, shall be wired on a circuit independent of circuits within any dwelling unit. The disconnecting means and overcurrent protection device shall not be located within a dwelling unit or such that access must be obtained by going through a dwelling unit.	5:70-4.11.i.] Provide artificial lighting to continuously illuminate all means of egress in all buildings other than Use Group R-3, at any time the building is occupied. Provide exit discharge lighting for all buildings other than those in Use Groups F, H or S. Provide Certificate of Approval upon completion of work. [N.J.A.C. 5:70-4.11.i.]	10/12/2017	Unabated
3499959	1 - REDMONDS GARDEN CENTER	Building 1	Entire Building - EXITS OLD FERTILIZER BUILDING	[N.J.A.C. 5:70-4.11.i.] All means of egress shall be provided with artificial illumination as follows: All means of egress in other than buildings of Use Group R-3 shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the	Provide artificial lighting to continuously illuminate all means of egress in all buildings other than Use Group R-3, at any time the building is occupied. Provide exit discharge lighting for all buildings other than those in Use Groups F, H or S. Provide Certificate of Approval upon completion of work. [N.J.A.C.	10/12/2017	Unabated



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Page 5 of 7

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	O541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

ID	Bldg #	Item Description	Violation Location	Code Requirement	Corrective Action	Abate By	Status
				building require that the exits be available. Lighting shall also be provided to illuminate the exit discharge in all buildings other than Use Groups F, H and S. In buildings of Use Group R-2, means of egress lighting, except that lighting within a dwelling unit, shall be wired on a circuit independent of circuits within any dwelling unit. The disconnecting means and overcurrent protection device shall not be located within a dwelling unit or such that access must be obtained by going through a dwelling unit.	5:70-4.11.i.1]		



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	0541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

ADMINISTRATIVE APPEAL RIGHTS

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days after receipt of this order. Request may be made online at the Division or Fire Safety's website (<http://www.nj.gov/dca/divisions/difs/>) under the DCA RIMS Online Services link or addressed to:

Department of Community Affairs
Hearing Coordinator
PO Box 802
Trenton, New Jersey 08625-0802

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the Division of Fire Safety. This request may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/difs/>) under the DCA RIMS Online Services link. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d) 2 an application for an extension shall be deemed to constitute an admission that the notice of violation is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.



State of New Jersey
Department of Community Affairs
P. O. Box 809
Trenton, NJ 08625-0809
609-633-6132

NOTICE OF VIOLATION AND ORDERS OF THE COMMISSIONER

Page 7 of 7

Business Name:	REDMONDS GARDEN CENTER	Registration #:	0335076291	Billing Customer #:	O541168
Inspection Date:	09/12/2017	Inspection Type:	Addendum	Inspector:	Thomas E Horner
Notice #:	27507442			Issuance Date:	September 12, 2017

PENALTIES

Pursuant to N.J.A.C. 5:70-2.12, a violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

Pursuant to N.J.A.C. 5:70-2.12(e), a violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to the Office of the Attorney General for summary collection pursuant to "The Penalty Enforcement Law of 1999," P.L. 1999, C. 274 (C. 2A: 58-1 et seq.).

NOTICE

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No. 0
Control No. 13658
Block/Lot 1002/1.03

Plan Review Report

Work Site..... 1360 ROUTE 206
Applicant..... JR RENTAL PROPERTIES LLC
Address..... 1360 ROUTE 206
TABERNACLE, NJ 08088
Phone (609) [REDACTED]

Contractor OWNER
Address.....
Phone.....
Lic No. State:
Local

BLDG Subcode

9/26/17 Drawings required

FAIL

Reviewed by: Thomas Boyd

BLOCK 1003 LOT 1.03 QUALIFICATION CODE 10056 ADDRESS (SITE) _____



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 1360 Rt 201e Tabernacle NJ 08088

2. Name of Owner in Fee: John Redmond e-mail pyehawm

Tel. (609)

Address street municipality zip code

3. Ownership in Fee: Public Private

4. Principal Contractor: Redmond Landscaping Tel. (609) 468-

Address P.O. Box 344 e-mail adam@redmondlandscaping.com

License No. OR, if new home, Builder Reg. No. Exp. Date 3-31-18

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 3V H2313100

Federal Emp. ID No. 47-1689999D FAX: (609) 268-8917

5. Architect or Engineer Contact e-mail

Address Tel. () FAX: ()

6. Responsible Person in Charge once Work has Begun John Redmond

Tel. (609) FAX: (609)

V. FEE SUMMARY (for office use only)

- Building
- Electrical
- Plumbing
- Fire Protection
- Elevator Devices
- Subtotal
- Less 20% for State Plan Review
- Subtotal
- State Permit Surcharge Fee
- Subtotal
- Cert. of Occupancy
- Other
- TOTAL

VI. BUILDING/SITE CHARACTERIS

- Number of Stories 1
- Height of Structure
- Area - Largest Floor
- New Building Area
- Volume of New Structure cu. ft.
- Max. Live Load
- Max. Occupancy Load
- If Industrialized Building: State Approved HUD
- Total Land Area Disturbed sq. ft.
- Flood Hazard Zone
- Base Flood Elevation ft.
- Wetlands yes no

Need Drawings
Demolition Permit
9-26-17

IIa. PROPOSED WORK

☐ Minor Work ☐ New Building ☐ Addition ☐ Demolition

☐ Repair ☐ Alteration ☐ Renovation ☐ Reconstruction

☐ Asbestos Abat. -Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation ☐ Annual Permit

IIb. SUBCODES
(Check all that apply)

	Est. Cost	Plans Recd by	Date Recd	Reflection Date	Approval Date	Re-viewer	Resubmission Dates	Re-viewer
☐ Building	<u>2</u>							
☒ Electrical	<u>1500</u>		<u>9/26/17</u>			<u>B</u>		
☐ Plumbing			<u>9/14/17</u>			<u>B</u>		
☐ Fire Protection								
☐ Elevator								
TOTAL COST								

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed:

3. Change in Use Group, Indicate Present:

4. No. of dwelling units: Total Units Income-restrict

B. NON-RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed:

3. Change in Use Group, Indicate Present:

C. MIXED USE -List secondary use(s):

D. Construct. Classification: Present Proposed

III. PLAN REVIEW (optional)

DO YOU WANT:

- ☐ Partial Releases
- ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

- ☐ Elevators/Escalators/Lifts/
- ☐ Dumbwaiters/Moving Walks
- ☐ High Pressure Boilers
- ☐ Pressure Vessels
- ☐ Refrigeration Systems
- ☐ Cross-Connections/Backflow Preventers
- ☐ Hazardous Uses/Places of Assembly
- ☐ Sprinklers/Standpipes
- ☐ Smoke Control Systems in Open Wells
- ☐ Fire Alarm
- ☐ Underground Storage Tanks
- ☐ Swimming Pools, Spas and Hot Tubs
- ☐ LP Gas Tanks

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No.
Control No.
Log No. 81

NOTICE AND ORDER OF PENALTY (Penalty)

Identification

Work Site 1360 ROUTE 206
Block/Lot 1002/1.03
Owner JR RENTAL PROPERTIES LLC
1360 ROUTE 206
TABERNACLE, NJ 08088

Contractor

Action

Date of Notice 8/08/17 Compliance Due Date _____ Date of Inspection 8/08/17

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that

N.J.A.C. 5:23-2.31 (e) 2. Alterations to barn without obtaining proper permits.

You are hereby ordered to terminate the said violations on or before
No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.
You are hereby ordered to pay a penalty of \$2,000.00 for each violation for a total
penalty of \$2,000.00 Each Week that any of the said violations remain outstanding
after _____ shall result in an additional penalty of \$2,000 per Week

If you wish to contest the validity of the above action, you may request a hearing before the Construction Board of Appeals of the County of BURLINGTON within 15 days of the receipt of these Orders. 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 address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals office at: PO Box 6000; Mt. Holly, NJ 08060

If you have any questions concerning this matter, please call the construction office, Township Of Tabernacle

Subcode Official

Thomas K. Boyd

Date

8/8/17

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

mailed cert #2013-3020-0002-1342-7896
8-9-17
Permit No., If Any
Control No.
Log No. 82

NOTICE OF VIOLATION AND ORDER TO TERMINATE (Violation)

Identification

Work Site 1360 ROUTE 206
Block/Lot 1002/1.03 Unit Contractor
JR RENTAL PROPERTIES LLC
1360 ROUTE 206
TABERNACLE, NJ 08088

Action

Date of Inspection 8/08/17 Date of Notice 8/08/17 Compliance Due Date _____

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereinunder in that
N.J.A.C. 5:23 - 2.14 (a) Alterations to barn without obtaining proper permits.

Your are hereby ordered to terminate the said violations on or before 8-25-17
No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take NOTICE that failure to comply with this ORDER may result in the assessment of penalties up to \$2000 per week per violation, and a certificate of occupancy will NOT be issued until such penalty has been paid.

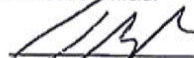
If you wish to contest thei ORDER, you may request a hearing before the Construction Board of Appeals of the county of **BURLINGTON** within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations 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. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals office at: PO Box 6000; Mt. Holly, NJ 08060

If you have any questions concerning this matter, please call the construction office, Township Of Tabernacle

Subcode Official


Thomas K. Boyd
Construction Official

Date


Date

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No.
Control No.
Log No.

81

NOTICE AND ORDER OF PENALTY (Penalty)

Identification

Work Site 1360 ROUTE 206
Block/Lot 1002/1.03
Owner JR RENTAL PROPERTIES LLC
1360 ROUTE 206
TABERNACLE, NJ 08088

Contractor

Action

Date of Notice 8/08/17 Compliance Due Date _____ Date of Inspection 8/08/17

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that

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You are hereby ordered to pay a penalty of \$2,000.00 for each violation for a total
penalty of \$2,000.00 Each Week that any of the said violations remain outstanding
after _____ shall result in an additional penalty of \$2,000 per Week
If you wish to contest the validity of the above action, you may request a hearing before the Construction
Board of Appeals of the County of BURLINGTON within 15 days of the receipt
of these Orders. 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 address and name, the address of the building
or site in question, the permit number, the specific sections of the Regulations in question, and the extent and
nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and
the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals
office at: PO Box 6000; Mt. Holly, NJ 08060

If you have any questions concerning this matter, please call the construction office, Township Of Tabernacle

Subcode Official

Thomas K. Boyd
Construction Official

Date

8/8/17
Date

NOT AN
ELECTRICIAN'S
OR PLUMBER'S
LICENSE

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Division of Consumer Affairs

HAS REGISTERED

REDMOND LANDSCAPING
John Redmond
P.O. Box 249
Pemberton NJ 08968

FOR PRACTICE IN NEW JERSEY AS A(N): Home Improvement Contractor



13VH02123100
LICENSE/REGISTRATION/CERTIFICATION #

John C. L.
DIRECTOR

Signature of Licensee/Registration Certificate Holder

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Division of Consumer Affairs
HAS REGISTERED
REDMOND LANDSCAPING
Home Improvement Contractor

NOT AN ELECTRICIAN'S OR PLUMBER'S LICENSE
03/21/2017 TO 03/31/2018
VALID

SIGNATURE
John C. L.
13VH02123100
License/Registration Certificate #

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Division of Consumer Affairs
P.O. Box 46016
Newark, NJ 07101

PLEASE DETACH HERE

REDMOND LANDSCAPING

EXPIRATION DATE 2018

YOUR LICENSE/REGISTRATION/CERTIFICATE NUMBER IS 13VH 02123100. PLEASE USE IT IN ALL
CORRESPONDENCE TO THE DIVISION OF CONSUMER AFFAIRS. USE THIS SECTION TO REPORT ADDRESS
CHANGES. YOU ARE REQUIRED TO REPORT ANY ADDRESS CHANGES IMMEDIATELY TO THE ADDRESS NOTED
BELOW.

Division of Consumer Affairs
P.O. Box 46016
Newark, NJ 07101

PRINT YOUR NEW ADDRESS OF RECORD BELOW.
YOUR ADDRESS OF RECORD IS THE ADDRESS THAT WILL PRINT ON
YOUR LICENSE/REGISTRATION/CERTIFICATE AND IT MAY BE MADE
AVAILABLE TO THE PUBLIC.

HOME ☐
BUSINESS ☐

TELEPHONE
INCLUDE AREA CODE

PRINT YOUR NEW MAILING ADDRESS BELOW.
YOUR MAILING ADDRESS IS THE ADDRESS THAT WILL BE USED BY
THE DIVISION OF CONSUMER AFFAIRS TO SEND YOU ALL
CORRESPONDENCE.

HOME ☐
BUSINESS ☐

TELEPHONE
INCLUDE AREA CODE

If the law governing your profession requires the current license/registration/certificate to be displayed, it should be
within reasonable proximity of your original license/registration/certificate at your principal office or place of business.



State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Exam. of Electrical Contractors

HAS LICENSED

JMS ELECTRICAL CONTRACTING LLC
JOSEPH M SCIACCA, III
512 Marshall Mill Road
Franklinville NJ 08322

FOR PRACTICE IN NEW JERSEY AS A(N): Electrical Business Permit

SEP 14 2017

02/11/2015 TO 03/31/2018
VALID

34EB01683500
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Board of Exam. of Electrical Contractors
HAS LICENSED
JMS ELECTRICAL CONTRACTING LLC
Electrical Business Permit

SIGNATURE
02/11/2015 TO 03/31/2018
VALID

34EB01683500
License/Registration/Certificate #

ACTING DIRECTOR

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Board of Exam. of Electrical Contractors
P.O. Box 45006
Newark, NJ 07101

PLEASE DETACH HERE

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Exam. of Electrical Contractors

HAS LICENSED

Joseph M. Sciacca, III
512 Marshall Mill Road
Franklinville NJ 08322

FOR PRACTICE IN NEW JERSEY AS A(N): Electrical Contractor

02/11/2015 TO 03/31/2018
VALID

34EI01683500
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

ACTING DIRECTOR

New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Board of Exam. of Electrical Contractors
HAS LICENSED
Joseph M. Sciacca, III
Electrical Contractor

SIGNATURE
02/11/2015 TO 03/31/2018
VALID

34EI01683500
License/Registration/Certificate #

ACTING DIRECTOR

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Board of Exam. of Electrical Contractors
P.O. Box 45006
Newark, NJ 07101

PLEASE DETACH HERE

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No. 0
Control No. 13658
Block/Lot 1002/1.03

Plan Review Report

Work Site..... 1360 ROUTE 206
Applicant..... JR RENTAL PROPERTIES LLC
Address..... 1360 ROUTE 206
TABERNACLE, NJ 08088
Phone..... (609)668-4904

ContractorOWNER
Address.....
Phone.....
Lic No. State:
Local

BLDG Subcode

FAIL

9/26/17 Drawings required

Reviewed by: Thomas Boyd

*E-mailed
9-26-17*



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1002 Lot 1.03 Qualification Code 13658

Work Site Location 1360 Rt 206

Owner in Fee: John Raymond

Tel. (404) [REDACTED] e-mail [REDACTED]

Address 1360 Rt 206 Lawrenceville, GA 30046

Contractor: JMS Electrical Contracting LLC Tel. (852) [REDACTED]

Address 5702 Marshall Mill Rd Franklinville, NC 28322 e-mail [REDACTED]

Contractor License No. 16835 Exp. Date 3-31-2018

Home Improvement Contractor Registration No. or Exemption Reason (if applicable):

Federal Emp. ID No. 272-577-164 FAX: ()

B. ELECTRICAL CHARACTERISTICS

Use Group Present [REDACTED] Proposed [REDACTED]

☐ Pole/Pad # [REDACTED] ☐ Temporary ☐ Other [REDACTED]

Building Occupied as [REDACTED] Utility Co. [REDACTED]

Est. Cost of Elec. Work \$ 1800.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS		Dates (Month/Day)	
		Type:	Failure	Failure	Approval
☐ No Plans Required					
☐ Partial -Under-slab Utilities Approved		Rough			
Date: <u>[REDACTED]</u> Approved by: <u>[REDACTED]</u>		Barrier-Free			
☐ Electric Plans Approved		Trench			
Date: <u>[REDACTED]</u> Approved by: <u>[REDACTED]</u>		Temp. Serv.			
Joint Plan Review Required:		Constr. Serv.			
☐ Bldg. ☐ Plumb. ☐ Fire. ☐ Elev.		TCO			
SUBCODE APPROVAL for PERMIT		Other			
Date: <u>[REDACTED]</u>		Service			
SUBCODE APPROVAL for CERTIFICATE		Final			
☐ CO ☐ CCO ☐ CA		Barrier-Free			
Approved by: <u>[REDACTED]</u>					
SUBCODE APPROVAL for CERTIFICATE		Temp. Cut-In-Card Date Issued			
☐ CO ☐ CCO ☐ CA		Final Cut-In-Card Date Issued			
Date: <u>[REDACTED]</u>		Annual Pool Inspection			
Approved by: <u>[REDACTED]</u>		Date of Grounding and Bonding Certification			

Date Received [REDACTED]
Control # [REDACTED]
Date Issued [REDACTED]
Permit # [REDACTED]

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here:

Print name here: Joseph M. Spaccatelli

[X] Licensed Elec. Contractor ☐ Certif'd Landscape Irrigation Contr ☐ Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:

Install Pools and Lighting for building

QTY. SIZE ITEMS

23 10 12

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors—Fract. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UW Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Oven/Surface Unit

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/4+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elec. Sign/Outline Light

FEE (Office Use Only)

Administrative Surcharge \$ [REDACTED]
Minimum Fee \$ [REDACTED]
State Permit Surcharge Fee \$ [REDACTED]
TOTAL FEE \$ [REDACTED]



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-3000.

Block 1207 Lot 1.03 Qualification Code 13658

Work Site Location 1360 Rt 206

Owner In Fee: John Redmond

Tel. (609) [redacted] e-mail [redacted]

Address 1360 Rt 206 Tabernacle NJ 08088 e-mail [redacted]

Contractor: Redmond Landscape Tel. (609) [redacted] Zip Code [redacted]

Address P.O. Box 249 e-mail [redacted]

Pennington NJ 08668 e-mail [redacted]

Contractor License No. or Builder Registration No. 13VH02123120 Exp. Date 3-31-18

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): 13VH02123120

Federal Emp. ID No. 47-6899990 FAX: (609) [redacted]

JOB SUMMARY (Office Use Only)

PLAN REVIEW

Date: _____

INSPECTIONS

Dates (Month/Day): _____

☐ No Plans Required

Type: _____

Failure: _____ Failure: _____ Approval: _____ Initial: _____

☐ All _____

Footings _____

Footings _____

☐ Footings/Foundations _____

Footings/Bonding _____

Footings/Bonding _____

☐ Structural/Rainwater _____

Foundation _____

Foundation _____

☐ Exterior _____

Slab _____

Slab _____

☐ Interior _____

Frame _____

Frame _____

☐ Joint Plan Review Required: _____

Truss Sys./Bracing _____

Truss Sys./Bracing _____

☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator _____

Barrier-Free _____

Barrier-Free _____

SUBCODE APPROVAL FOR PERMIT

Insulation _____

Insulation _____

Date: _____

Finishes - Base Layer _____

Finishes - Base Layer _____

Approved by: _____

Energy _____

Energy _____

SUBCODE APPROVAL FOR CERTIFICATE

Mechanical _____

Mechanical _____

☐ CO ☐ CCO ☐ CA _____

TCO _____

TCO _____

Date: _____

Other _____

Other _____

Approved by: _____

Final _____

Final _____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____

Constr. Class Pres. by: _____ Proposed _____

No. of Stories _____

If Industrialized Building: _____

Height of Structure _____

ft. _____

State Approved _____ HUD _____

Area — Largest Floor _____

sq. ft. _____

Est. Cost of Bldg. Work: _____

New Bldg. Area/All Floors _____

sq. ft. _____

1. New Bldg. \$ _____

Volume of New Structure _____

cu. ft. _____

2. Rehabilitation \$ _____

Max. Live Load _____

3. Total (1 + 2) \$ _____

Max. Occupancy Load _____

U.C.C. F110 (rev. 11/09)

Date Received
Control #

Date Issued
Permit #

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the registered owner of record and am authorized to make this application.

Sign here: _____

Print name here: _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Finished existing buildings.

TYPE OF WORK:

☐ New Building

☐ Addition

☐ Rehabilitation

☐ Roofing

☐ Siding

☐ Fence _____

Height (exceeds 6') _____

☐ Sign _____

Sq. Ft. _____

☐ Pool _____

☐ Retaining Wall _____

Sq. Ft. _____

☐ Asbestos Abatement Subchapter 8

☐ Lead Haz. Abatement NJAC 5:17

☐ Radon Remediation

☐ Other _____

☐ Demolition

FEE (Office Use Only)

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$

For recorder call: (609) 390-1400
Allstate - Marketing - Print - Mail

TOWNSHIP OF TABERNACLE
163 Carranza Road
Tabernacle, NJ 08088



7013 3020 0002 1342 7890



UNITED STATES POSTAGE
PITNEY BOWES
\$ 006.560
02 1P
0001943361 AUG 09 2017
MAILED FROM ZIP CODE 08088

AUG 31 2017

1ST P
2ND P
3RD P

JR Rental Properties, L.C.
1360 Route 206
Tabernacle, NJ 08088

MIXIE

176 DE 1

0000/29/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
000000000000000000

EC: 000000000000000000 *0903-05544-09-43
000000000000000000

Return to
Post Office
Box 1000
New York, NY 10001

PLACE STICKER ABOVE POSTAGE TO THE RIGHT
OF THE RETURN ADDRESS TO FACILITATE
POSTAL HANDLING

SENDER COMPLETE

0692 24ET 2000 020E ETOL

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from
If YES, enter delivery address

3. Service Type

- ☒ Certified Mail® ☐ Priority
- ☐ Registered ☒ Return
- ☐ Insured Mail ☐ Collect

4. Restricted Delivery? (Extra Fee)

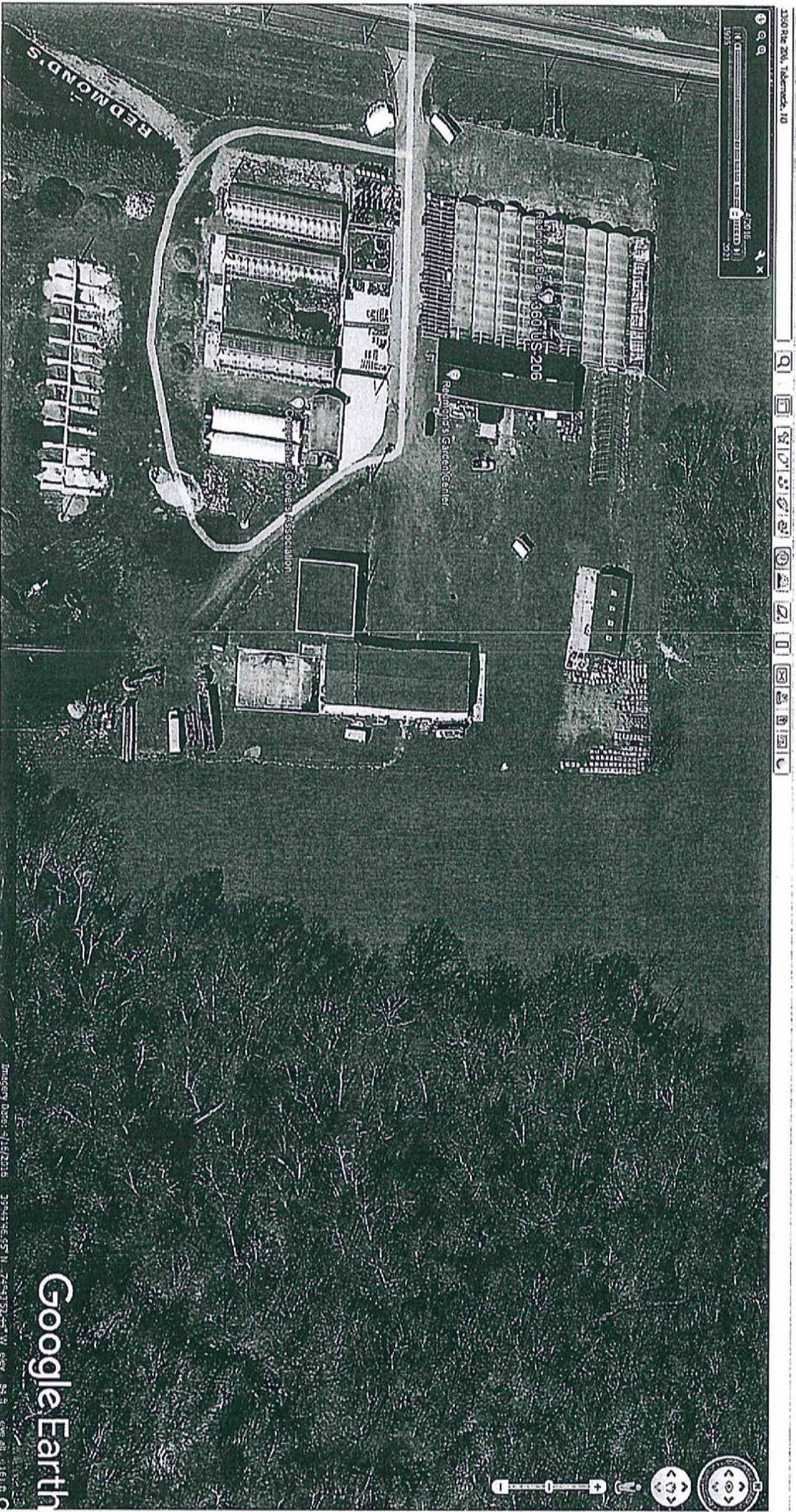
1. Article Addressed to:

JR Rentals Properties, LLC
1360 RT 206
Tabernash, CO 80888

2. Article Number 7013-3020-0002-1342-9890
(Transfer from service label)

PS Form 3811, July 2013

Domestic Return Receipt



[Previous](#) [Next](#) · 2 of 2 [Checked 0](#) [All · None · Page](#) [One-Line display](#)

Display Agent 360 at 1 per page

☐ 1360 Route 206, Tabernacle, NJ 08088-9509 Tabernacle Twp Tax ID 35-01002-00001 03

[Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing](#) [Public Record Only-Property History](#) [Maps](#)
☐ B\$ S\$ [View Comparable Properties](#)


Summary Information

Owner:	Jr Rental Properties LLC	Property Class:	Commercial
Owner Address:	1360 Route 206	Annual Tax:	\$15,577
Owner City State:	TABERNACLE NJ	Record Date:	06/12/14
Owner Zip+4:	08088-9509	Settle Date:	06/04/14
Owner Occupied:	Yes	Sale Amount:	\$752,000
No Mail(P):	No	Book:	13128
Owner Carrier Rt:	R002	Page:	4249
		Doc Num:	5067879
		Tax Record Updated:	11/25/22

Geographic Information

County:	Burlington, NJ	Mid Sch Dist:	Lenape Reg
Municipality:	Tabernacle Twp	Lot:	00001 03
High Sch Dist:	Lenape Reg	Census:	7036.002
Elem Sch Dist:	Lenape Reg	Qual Code:	
Tax ID:	35-01002-00001 03	Old Lot:	00001 B
Tax Map:	M10		
Tax ID Alt:	35-01002-00001 03		
Block:	01002		
Old Tax ID:	35-01002-00001 B		
Old Block:	01002		
Old Qual Code:			

Assessment & Tax Information

Tax Year:	2022	Annual Tax:	\$15,577	Total Land Asmt:	\$71,000
Asmt As Of:	2022	Taxable Land Asmt:	\$71,000	Total Bldg Asmt:	\$458,500
		Taxable Bldg Asmt:	\$458,500	Total Asmt:	\$529,500
				Taxable Total Asmt:	\$529,500

Lot Characteristics

County Desc:	2.0 AC	SQFT:	87,120	Zoning:	
		Acres:	2.0000		

Building Characteristics

Stories:	1.00	Family Room:	0	Building Desc:	1SSSA1SCBA
Fireplace Total:	0				

Codes & Descriptions

Land Use:	0	Part Exempt Code	Exempt Facility:
Exempt Statute:		Part Exempt Code	Part Exempt Code
County Land Desc:	2.0 AC	Total/Addtl Lots:	County Bldg Desc: 1SSSA1SCBA

MLS History

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.



DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF FIRE SAFETY
PO BOX 809
TRENTON, NEW JERSEY 08625-0809
609-633-6132
609-633-6330 (FAX)

INTER AGENCY
REQUEST FORM



INSPECTOR: Ernest Buehly DATE: 5-11-21

REGISTRATION NUMBER: 0335 076291

AS A RESULT OF:
☐ COMPLAINT
☒ ROUTINE INSPECTION
☐ REQUESTED INSPECTION
☐ OTHER

THE DIVISION OF FIRE SAFETY CONDUCTED AN INSPECTION OF THE FOLLOWING PREMISES:

Redmond Garden Center
1360 Rt. 206
Tabernacle NJ 08088

THE INSPECTION WAS FOUND TO HAVE VIOLATIONS WITHIN THE JURISDICTION OF:

☐ BUREAU OF ROOMING & BOARDING HOUSE
☐ BUREAU OF HOUSING INSPECTIONS
☒ UCC - CONSTRUCTION OFFICIAL
☐ DEPARTMENT OF HEALTH
☐ OTHER

AGENCY MAILING ADDRESS: Tabernacle Township
Construction official
163 Carranza Rd
Tabernacle N.J. 08088

N.J.A.C. 5:71-3.5(c) REQUIRES REPORTING APPARENT CODE VIOLATIONS NOT WITHIN THE SCOPE OF THE UNIFORM FIRE CODE TO THE OFFICIAL AUTHORIZED TO INITIATE CORRECTIVE MEASURES.

DESCRIPTION OF CONDITION:

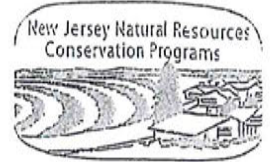
Change of use

SUPERVISOR OF INSPECTIONS

BURLINGTON COUNTY SOIL CONSERVATION DISTRICT

1971 Jacksonville - Jobstown Road, Columbus, NJ 08022

Tel: (609) 267-7410 Fax: (609) 267-3347



JUL 22 2019

TRANSMITTAL SHEET

for

SOIL EROSION AND SEDIMENT CONTROL ACT

Chapter 251, P.L. 1975, as amended

(N.J.S.A. 4:24-39 et. seq.)

File

To: Tabernacle Twp. Mun. Bldg.
Attn: Thomas K. Boyd
163 Carranza Rd.
Tabernacle, NJ 08088

Application No. 25115-083
Block: 1002 Lot: 1.03
Project Name Redmond Garden Center
Municipality Tabernacle Township

The enclosed soil erosion and sediment control plan is:

☒ XX Certified For Continuance of Plan
☐ Conditionally Certified
☐ Denied
☐ More information is required

Comments:

The applicant has demonstrated that the previously certified application has not changed and has therefore been granted continuance of the certification.

Certified plans have been previously distributed and are not attached.

We find this Soil Erosion and Sediment Control Plan effective for the site and in accordance with the requirements of Chapter 251, P.L. 1975. Certification of this plan is for Soil Erosion, Sedimentation, and related Stormwater Management Controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. In no case shall this approval extend beyond three and one half years, at which time resubmission and certification by the district will be required.

Site inspections will be made to this plan and any changes may void this certification.

A statement of compliance must be obtained from this office prior to the issuance of a certificate of occupancy on the use of this facility.

Any conveyance of this project or portion thereof shall be considered a substantial change unless the district office is given written notification of the conveyance indicating new owner(s), address of owner(s), address change, and agent responsible during construction.

Authorized Signature

David J. Calhoun

Date: 07/17/19

DISTRIBUTION:

Municipal Construction Official
Project Engineer
District
File

Applicant
XC-Township Engineer
Planning Bd Secretary
Burlington Co. Planning Board

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No. 0
Control No. 13658
Block/Lot 1002/1.03

Plan Review Report

Work Site..... 1360 ROUTE 206
Applicant..... JR RENTAL PROPERTIES LLC
Address..... 1360 ROUTE 206
TABERNACLE, NJ 08088
Phone..... (609) [REDACTED]

ContractorOWNER
Address.....
Phone.....
Lic No. State:
Local

BLDG Subcode

FAIL

9/26/17 Drawings required

Reviewed by: Thomas Boyd

BLDG Subcode

FAIL

1/14/20 Electrical Drawings not submitted. *no*
Plans submitted do not address fireplace or footing&foundation for portico.
Construction permit application not properly filled out. *no*
General note #21. Please advise who is the qualified testing agency. *not stated*

I will once again suggest a meeting with the design professional and the Township on location to discuss the requirements for compliance with the UCC and the Court.

Reviewed by: Thomas Boyd

ARCHITECTURAL MANAGEMENT, INC.

January 17, 2019



RONALD D. FRANKS, AIA
PRESIDENT
LIC. NO. NJ
A100732200

44 BRACE ROAD
MEDFORD, NJ 08065
(609) 654-9399
FAX (609) 654-9598

ARCHITECTURE
SPACE PLANNING
PROJECT MANAGEMENT

LICENSED IN:
COLORADO
DELAWARE
FLORIDA
MARYLAND
NEW JERSEY
PENNSYLVANIA
VIRGINIA

NCARB CERTIFIED

State of New Jersey
Department of Community Affairs
P.O. Box 809
Trenton, NJ 08625-0809

Re: Redmonds Garden Center
1360 Route 206
Tabernacle, NJ

Dear Sir,

I was contacted to review Violations, you provided the owner of this property. The building is a metal piping and vinyl greenhouse, which produces plants and flowers. The building I was told is approximately 22,000 square feet.

Violations per your documents:

Entire unit- UCC approval for egress lighting.

According to the Fact Sheet for Commercial Farm Buildings Page Nine Item 23. Under the farm Building Code when electricity is provided, any electric light provided shall satisfy the egress lighting requirement. This satisfy's your request.

Entire Unit- UCC approval for Exit signs:

Commercial Farm Building's under this code and the UCC exempts Farm buildings from illuminated exit signs, but Non-illuminated exit signs must be provided.

Entire Unit- UCC approval for Egress Doors, panic Hardware.

The Commercial Farm Buildings code states all Egress Doors are to be side-hinged. This building is limited to 30 persons and does not have to open in the direction of travel. There is no mention of panic hardware in this code and cannot be provided on in -swinging doors anyway.

Page two: Redmonds Garden Center

The maximum travel distance to any exit in a lower level shall not exceed 150 feet.

One exit is required for each 15,000 square feet of floor area.

The Code Official that did this review should check the Use of buildings before he causes this owner all this time and effort.

Sincerely,


Ronald D. Franke, AIA NCARB
Master of Architecture
President

The Law Office of Stan R. Gregory, LLC

13 Garden Street
Mount Holly, New Jersey 08060
NJ Attorney ID: 047861993

(609) 281-5100
(609) 281-5099 fax

sgregory@sgreglaw.com

April 1, 2019

Via Fax No. 609-268-7198

Tabernacle Township Municipal Court
Margaret Guerina, Ct. Admin.
163 Carranza Road
Tabernacle, NJ 08088

Re: STATE vs. JR PROPERTIES
Summons Nos: SC 2017 2490, SC 2017 2491

Dear Ms. Guerina,

As you are aware, I represent the Defendant in the above-entitled matter. This matter is scheduled for a compliance hearing on April 2, 2019. However, I have been in contact with Mr. Boyd, the construction and zoning official for Tabernacle Township who is monitoring the compliance. I advised him that my client's engineer will not be available until mid-April so that we can review compliance together, along with Mr. Boyd. Mr. Boyd has agreed to a postponement of tomorrow's hearing. In this regard, I would ask that you move this matter to sometime in May for a compliance hearing. Please advise as to the status of this request.

Thank you, in advance, for your courtesies.

Very truly yours,

/s/ Stan R. Gregory

STAN R. GREGORY

SRG/bs

cc: John Redmond
Thomas Boyd Via Email tboyd@townshipoftabernacle-nj.gov

The Law Office of Stan R. Gregory, LLC

13 Garden Street
Mount Holly, New Jersey 08060
NJ Attorney ID: 047861993

(609) 281-5100
(609) 281-5099 fax

sgregory@sgreglaw.com

June 10, 2019

Via Fax No. 609-268-7198

Tabernacle Township Municipal Court
Margaret Guerina, Ct. Admin.
163 Carranza Road
Tabernacle, NJ 08088

Re: **STATE vs. JR PROPERTIES**
Summons Nos: SC 2017 2490, SC 2017 2491

Dear Ms. Guerina,

As you are aware, I represent the Defendant in the above-entitled matter. This matter is scheduled for June 18, 2019. However, I had recently been in contact with Mr. Boyd, the construction and zoning official for Tabernacle Township who is monitoring the compliance, and he advised that there are four additional issues that must be addressed with the UCC permit. All of the issues can be handled by a licensed Professional Engineer and my client is in the process of hiring same. In this regard, I would ask that you move this matter to a later date. Please advise as to the status of this request.

Thank you, in advance, for your courtesies.

Very truly yours,

/s/ Stan R. Gregory

STAN R. GREGORY

SRG/bs

cc: John Redmond

Thomas Boyd Via Email tboyd@townshipoftabernacle-nj.gov



ENGINEERING, LLC

1705 BUTLER PIKE
CONSHOHOCKEN, PA 19428
PHONE: 610.828.1550
FAX: 610.828.5080
OFFICE@SE2ENG.NET

June 27, 2019

Re: Garden Barn
Tabernacle, NJ

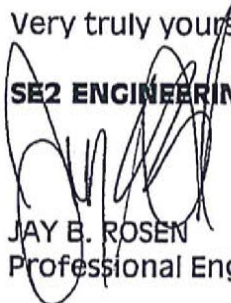
To Whom It May Concern:

Please be advised that we have been hired by John Redmond of Redmond Garden Center to produce structural design and drawings for the renovation of the Garden Barn.

If you have any questions regarding the above, please do not hesitate to contact me at your convenience.

Very truly yours,

SE2 ENGINEERING, LLC


JAY B. ROSEN
Professional Engineer

RRR:njc

Redmond Garden Center

1360 Rt 206

Tabernacle, NJ 08088

Phone: 609-268-1018

Fax: 609-268-8917

Fax Transmission Cover Sheet

Attention: <i>Thomas Boyd</i>	From:
Business:	Email:
Phone:	Date: <i>5-21-19</i>
Fax: <i>609 268 7158</i>	Sender:
Regarding:	Pages including cover: <i>3</i>
:	
Comments: <i>Electric Engineer letter</i>	
<i>Thank you.</i>	

Jason Gunther
38 Poplar Pl, Fanwood NJ 07023

To: John Redmond/Thomas Boyd Construction Official Tabernacle
Township

Re: Redmond's Garden Center "Garden Barn"

1360 Route 206

Tabernacle, NJ 08088

Date: May 1, 2019

Subject: Electrical Inspection

Dear Sir,

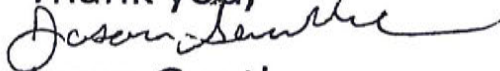
I have inspected the property listed above for the
Electrical integrity of the building "The Garden Barn".
I have found that the electrical system has been
installed by a licensed electrical contractor. All
electric wiring is installed in conduit and in working
condition. Light fixtures have been rebuilt and all
components are in proper working condition. Exit

signs are installed on both exit doors with proper lighting.

I hereby certify that the electrical integrity of the building meets all standards of the NJ electrical code.

If you have any questions, please contact me at (609) 410-0516.

Thank you,



Jason Gunther

BSEE

Rensselaer Polytechnic Institute (RPI), Troy NY

2004



NEW JERSEY DIVISION OF CONSUMER AFFAIRS

Paul R. I
Acti

For a more detailed view of a licensee's background, select the licensee name from the alphabetical list below. Click the numbers below the grid to see additional pages of licensees. To return to the Search page, use the Search Again button below. (Do not use the browser Back key.)

Search Results

Full Name	License Number	Profession	License Type	License Status	City	State
HENRY H GUNTHER	24GE03864800	Engineers & Land Surveyors	Professional Engineer	Expired	WILMINGTON	DE
RAYMOND C GUNTHER	24GE00758700	Engineers & Land Surveyors	Professional Engineer	Expired	PHOENIXVILLE	PA
TRACY WILLIAM GUNTHER	24GE03526200	Engineers & Land Surveyors	Professional Engineer	Active	SAYLORSBURG	PA
1						

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TOWNSHIP OF TABERNACLE

**163 Carranza Road, Tabernacle, NJ 08088
BURLINGTON COUNTY, NEW JERSEY**

Jonas Singer Esq.
789 Farnsworth Avenue
P.O. Box 226
Bordentown, NJ 08505

RE: JR Properties, 1360 Route 206 Tabernacle, NJ

Dear Mr. Singer:

This letter is in response to your correspondence dated February 12, 2019 concerning your client's proposed equipment auction use at the above referenced property.

The subject property lies in the Agricultural Production Zone District. Use variance and site plan approval by the Tabernacle Township Land Development Board will be required prior to initiation of this new use at the subject property.

For your convenience, application forms can be found at the Township's website. Once you access the web site, go to departments, then to Land Development Board. Forms are found on the left-hand side of their page. You may also contact board secretary Margaret Guerina at Town Hall for further information.

Should you desire further information or clarification, feel free to contact me at (609) 268-1665

Very Truly Yours,

Thomas K. Boyd
Zoning Officer

WELLS & SINGER LAW OFFICE, LLC

Attorneys at Law

Established 1902

WILLIAM H. WELLS 1910-1997
HAROLD B. WELLS, JR 1907-2001
JONAS SINGER

789 FARNSWORTH AVENUE
P.O. BOX 226
BORDENTOWN, NEW JERSEY 08505
(609) 298-1350
FAX (609) 298-9158
jsinger@jerseylawyer.net

February 12, 2019

Via E-Mail Tboyd@towhshipoftabernacle-nj.gov

Tabernacle Township Zoning Officer
163 Carranza Road
Tabernacle, NJ 08088

Attn: Thomas K. Boyd

RE: JR Properties, 1360 Route 206, Tabernacle, New Jersey

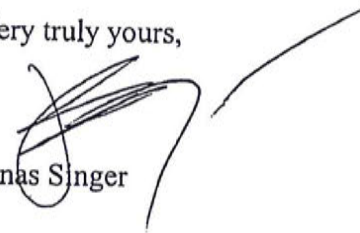
Dear Mr. Boyd:

I represent Troy D'Imperio and his partner who conducts auctions for the sale of farm equipment and other equipment, such as backhoes, etc. . My client's have approached the owners of the above captioned property, John Redmond, the owner of Lot 103, Block, 1002 to conduct two (2) auctions in the year 2019; one in the spring and one in the fall. Mr. Redmond, the owner of the property, has indicated that his Garden Center has the area to conduct the sales and that we would be utilizing the existing points of ingress and egress.

I am writing to you to request confirmation that the use would be permitted and a zoning permit be issued to verify that the auctions may take place. If there is a fee for doing so, kindly advise and I will immediately forward to you a check.

I thank you in advance and should you require any additional information, please do not hesitate to contact me.

Very truly yours,


Jonas Singer

JS/jmp

cc: Troy D'Imperio



*File
1360 Rt 206
1002
1.03*

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

*Mailed
NY cert
7013-3020-0002
1342 8958*

Permit No., If Any
Control No.
Log No.

164

NOTICE OF VIOLATION AND ORDER TO TERMINATE

(Violation)

Identification

Work Site 1360 ROUTE 206 Contractor
Block/Lot 1002/1.03 Unit
JR RENTAL PROPERTIES LLC
1360 ROUTE 206
TABERNACLE, NJ 08088

Action

Date of Inspection 9/04/18 Date of Notice 9/13/18 Compliance Due Date 9/28/18

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated therein under in that

N.J.A.C. 5:23 - 2.14 (a). Installing Exit & Emergency Lighting without obtaining permits.

You are hereby ordered to terminate the said violations on or before 9/28/18

No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

Further, take NOTICE that failure to comply with this ORDER may result in the assessment of penalties up to \$2000 per week per violation, and a certificate of occupancy will NOT be issued until such penalty has been paid.

If you wish to contest the ORDER, you may request a hearing before the Construction Board of Appeals of the county of **BURLINGTON** within 15 days of receipt of this ORDER 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 address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations 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. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals office at: **PO Box 6000; Mt. Holly, NJ 08060**

If you have any questions concerning this matter, please call the construction office, Township Of Tabernacle

Subcode Official

Thomas K. Boyd
Thomas K. Boyd
Construction Official

Date

9/13/18
Date

Township Of Tabernacle
163 Carranza Rd
Tabernacle, NJ 08088
(609)268-1665 FAX (609)268-7158

Permit No.
Control No.
Log No. 165

NOTICE AND ORDER OF PENALTY (Penalty)

Identification

Work Site 1360 ROUTE 206 Contractor
Block/Lot 1002/1.03
Owner JR RENTAL PROPERTIES LLC
1360 ROUTE 206
TABERNACLE, NJ 08088

Action

Date of Notice 9/13/18 Compliance Due Date 9/28/18 Date of Inspection 9/04/18

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that

N.J.A.C. 5:23 - 2.31 (e) 2. Installing Exit & Emergency Lighting without obtaining permits.

Your are hereby ordered to terminate the said violations on or before 9/28/18
No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.
You are hereby ordered to pay a penalty of \$2,000.00 for each violation for a total
penalty of \$2,000.00 Each Week that any of the said violations remain outstanding
after 9/28/18 shall result in an additional penalty of \$2,000 per Week
If you wish to contest the validity of the above action, you may request a hearing before the Construction
Board of Appeals of the County of BURLINGTON within 15 days of the receipt
of these Orders. 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 address and name, the address of the building
or site in question, the permit number, the specific sections of the Regulations in question, and the extent and
nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and
the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100.00 to be forwarded with your application to the Construction Board of Appeals
office at: **PO Box 6000; Mt. Holly, NJ 08060**

If you have any questions concerning this matter, please call the construction office, Township Of Tabernacle

Subcode Official

Thomas K. Boyd
Construction Official

Date

Date



NOTICE OF UNSAFE STRUCTURE

Control No.

Log No.

166

IDENTIFICATION

Work Site Location **1360 ROUTE 206**

Block/Lot **1002/1.03**

Owner in Fee

JR RENTAL PROPERTIES LLC

1360 ROUTE 206

TABERNACLE, NJ

08088

Agent

*Mailed
NY &
Clerk # 7013-3020
0002-1342-8323*

To: ☒ Owner ☐ Other:
☐ Agent/Contractor

DATE OF INSPECTION: 9/04/18

DATE OF THIS NOTICE: 9/13/18

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on September 4, 2018 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:270-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

N.J.A.C. 5:23 - 2.32 (a). REMOVAL OF STRUCTURAL SUPPORTS IN BARN

You are hereby **ORDERED** to:

- ☒ Vacate the above structure by 9/13/18
- ☒ Demolish the above structure by 9/28/18, or correct the above noted unsafe conditions by no later than 9/28/18

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 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 County of BURLINGTON within 15 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 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 PO Box 6000; Mt. Holly, NJ 08060

If you have any questions concerning this matter, please call: Thomas K. Boyd
Construction Official

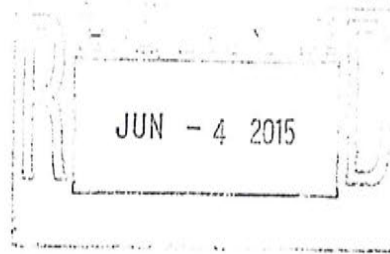
By **ORDER** of [Signature]
CONSTRUCTION OFFICIAL

Date: 9/13/18

BURLINGTON COUNTY SOIL CONSERVATION DISTRICT

1971 Jacksonville - Jobstown Road, Columbus, NJ 08022

Tel: (609) 267-7410 Fax: (609) 267-3347



TRANSMITTAL SHEET

for

SOIL EROSION AND SEDIMENT CONTROL ACT

Chapter 251, P.L. 1975, as amended

(N.J.S.A. 4:24-39 et. seq.)

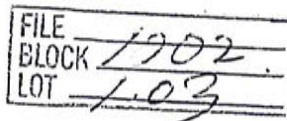
To: Tabernacle Township Municipal Bldg.
Attn: Mr. Bob Perri
163 Carranza Road
Tabernacle, NJ 08088

Application No.	25115-083	
Block:	1002	Lot: 1.03
Project Name	Redmond Garden Center	
Municipality	Tabernacle Township	

☒	Certified
☐	Conditionally Certified
☐	Denied
☐	More information is required

The enclosed soil erosion and sediment control plan is:

Comments:



We find this Soil Erosion and Sediment Control Plan effective for the site and in accordance with the requirements of Chapter 251, P.L. 1975. Certification of this plan is for Soil Erosion, Sedimentation, and related Stormwater Management Controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. In no case shall this approval extend beyond three and one half years, at which time resubmission and certification by the district will be required.

Site inspections will be made to this plan and any changes may void this certification.

A statement of compliance must be obtained from this office prior to the issuance of a certificate of occupancy on the use of this facility.

Any conveyance of this project or portion thereof shall be considered a substantial change unless the district office is given written notification of the conveyance indicating new owner(s), address of owner(s), address change, and agent responsible during construction.

Authorized Signature

A handwritten signature in cursive script.

Date: 06/02/15

DISTRIBUTION:

Municipal Construction Official
Project Engineer
District
File
Applicant

XC-Township Engineer
Planning Bd Secretary
Burlington Co. Planning Board

Block 1002 Lot 1.03

FIRST TIME REGISTRATION FEE: \$35.00

APR 29 2015

TOWNSHIP OF TABERNACLE
BURLINGTON COUNTY
BUSINESS AND INDUSTRY REGISTRATION FORM

REQUIRED BY TABERNACLE TOWNSHIP
REVISED GENERAL ORDINANCES 4-5

INDICATE FORM OF BUSINESS:

☒ Individual

☐ Corporation

☐ Partnership

BUSINESS NAME:

Redmond Garden Center

BUSINESS ADDRESS:

1360 Rt 206
Street City

TRADING AS: Same

Tabernacle NJ 08088
State Zip

MAILING ADDRESS:

(IF DIFFERENT FROM ABOVE)

Street

City

State

Zip

TELEPHONE#:

609- [REDACTED]

609- [REDACTED]

State

Zip

FEDERAL I.D. #:

47-1689990

EMERGENCY TELEPHONE#

609- [REDACTED]

(Or) SOCIAL SECURITY #

[REDACTED]

APPROXIMATE NUMBER OF EMPLOYEES: Full Time:

3 (growing)

Part Time:

2

Do you ☒ Own or ☐ Lease your present facility? If leased, from whom?

APPROXIMATE DATE YOUR BUSINESS STARTED IN TABERNACLE:

4/2015

(month/year)

TYPE OF BUSINESS: ☐ WHOLESALE ☒ RETAIL ☐ MANUFACTURING ☐ PROFESSIONAL

OTHER, explain:

DESCRIPTION OF BUSINESS:

agiculture

APPROX. AREA OCCUPIED BY THE BUSINESS (including building & lot):

SQ.FT.

435,000 sq. ft.

10 acres

NAMES AND ADDRESSES OF ALL OFFICERS, DIRECTORS AND /OR OWNERS:

Name

John Redmond

Address

123 Buddtown Rd Southampton NJ

Name

Address

08088

Name

Address

Registration does NOT constitute Township approval of the applicant's business, nor does it exempt the applicant from any required permits, certificates or variances. A Business is required to annually Re-Register (pursuant to Ordinance 2002-8) by payment of registration fee of \$10.00 (pursuant to Ordinance 2008-7) AND where there is a change in the information submitted on the registration, send a letter to the Township Clerk, by January 31st of the applicable year. You will be certifying that there is no change in said information. Payment received after January 31st will be charged a \$2.00 per month late fee as per Ordinance 2008-7.

I hereby certify that this information is true and correct to the best of my ability

Signature:

[Signature]

Printed Name:

John Redmond

Title:

Owner

Date:

4/10/15

Return to:

La Shawn Barber, RMC, CMR
Township Clerk
163 Carranza Road, Tabernacle, NJ 08088

PAID 4/29/15 \$35.00 CHSK#162

COPY TO B. Barber 4/30/15

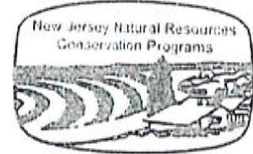


BL/002 Lot 103

BURLINGTON COUNTY SOIL CONSERVATION DISTRICT

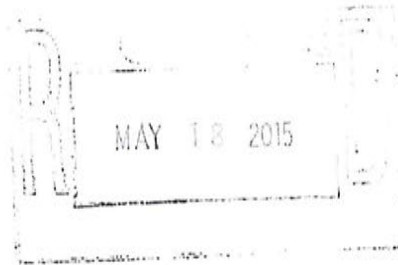
1971 Jacksonville - Jobstown Road, Columbus, NJ 08022

Tel: (609) 267-7410 Fax: (609) 267-3347



May 12, 2015

Mr. John Redmond
123 Buddtown Road
Southampton, N.J. 08088



RE: Requested Soil Erosion and Sediment Control Plan Exemption
Redmond Garden Center
Tabernacle Township

Dear Mr. Redmond

The Burlington County Soil Conservation District has reviewed your request for a Soil Erosion and Sediment Control Plan exemption for the above referenced site. Upon inspection of the location in question and review of the plans submitted May 6, 2015, the District cannot issue an exemption for the project.

This exemption request has been denied because the construction activity was determined, by District personnel, to have disturbed greater than 5,000 sq. ft. of soil.

It will be required that a Soil Erosion and Sediment Control application be submitted and certified by this office for this project. An application form and a fee schedule have been included for your convenience. Please return the completed application form and the appropriate fee to this office as soon as possible to avoid enforcement action by the District.

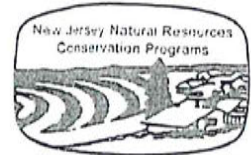
Should you have any questions or concerns regarding this decision, do not hesitate to contact me.

Sincerely,

Handwritten signature of Robert Reitmeyer.
Robert Reitmeyer
District Manager

C: Tabernacle Township Construction Official
file

BURLINGTON COUNTY SOIL CONSERVATION DISTRICT
1971 Jacksonville - Jobstown Road, Columbus, NJ 08022
Tel: (609) 267-7410 Fax: (609) 267-3347



TRANSMITTAL SHEET
for
SOIL EROSION AND SEDIMENT CONTROL ACT
Chapter 251, P.L. 1975, as amended
(N.J.S.A. 4:24-39 et. seq.)

OCT 30 1975

To: Tabernacle Township Municipal Bldg.
Attn: Mr. Bob Perri
163 Carranza Road
Tabernacle, NJ 08088

Application No.	25115-083	
Block:	1002	Lot: 1.03
Project Name	Redmond Garden Center	
Municipality	Tabernacle Township	

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☐	More information is required

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Authorized Signature

A handwritten signature in ink, appearing to be "C. J. ...", written over a horizontal line.

Date: 06/02/15

DISTRIBUTION:

Municipal Construction Official
Project Engineer
District
File
Applicant

XC-Township Engineer
Planning Bd Secretary
Burlington Co. Planning Board