

OPRARequest

From: Frank <opra+request-16945-997b549f@requests.opramachine.com>
Sent: 2020 SEP 25 A 9:11 Thursday, September 24, 2020 11:59 PM
To: OPRARequest.
Subject: MUNICIPAL CLERK OFFICE
CAMDEN, N.J. OPRA request - Rental documentation 117 Linden St / 405 n2nd St

Dear Camden City,

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 both properties:

1. approved CO required for sale of a property 2. Rent Control for 2020 for both rental properties 3. Rental CO for 2020

Yours faithfully,
Frank

Frank

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-16945-997b549f@requests.opramachine.com

Is OPRArequest@ci.camden.nj.us the wrong address for OPRA requests to Camden City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=camden_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

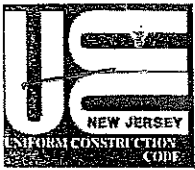
<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/rental_documentation_117_linden

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.



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

Control #: 54142

Certificate Application Received: 3/9/2020

APPLICATION FOR CERTIFICATE

IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Address: 1230 QUARRY HILL COURT

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction:

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
☒ CERTIFICATE OF CONTINUED OCCUPANCY
☐ LEAD HAZARD ABATEMENT CERTIFICATE OF CLEARANCE
☐ TEMPORARY CERTIFICATE OF OCCUPANCY
☐ CERTIFICATE OF APPROVAL
☐ CERTIFICATE OF COMPLIANCE

USE GROUP _____ Previous R-5 Current

Describe below any substantive deviation in dimension, layout or appearance of the building or structure from the released plans and specifications filed with the construction permit application. Please note, a set of amended drawings may be required.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

*House NOT LIVABLE
CAN'T OCCUPY
WORK BEING DONE*

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

() PASS	DATE	INITIAL
(X) FAIL	DATE 6/17/20	INITIAL [Signature]
(X) FAIL	DATE 7/27/20	INITIAL [Signature]
() FAIL	DATE 7/2/20	INITIAL [Signature]
() FAIL	DATE	INITIAL

I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

COPY

Signed: _____
FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

PERMITS ?



For Information Call 856-757-7032

Permit No.

20200232

NOT APPROVED

☐ BUILDING

☐ ELECTRICAL

☒ PLUMBING

☐ FIRE

☐ ELEVATOR DEVICES

PROTECTION

☐ OTHER

CCO

Type of Inspection

Date

9/2/20

Inspector

F.M.W.C.

Comments:

① CSST BONDING

② A/C COND DRAIN P-TRAP

③ GAS CSST PLASTIC HANDBOX
NOT ALLOWED

④ RETURN AIR NOT COMPLETE

⑤ PVC PIPING NOT APPROVED
FOR WATER DISTRIBUTION

FAIRVIEW

P-11

STNUT
City

405 - N 2ND ST



For Information Call 856-757-7032

Permit No.

NOT APPROVED

☐ BUILDING

☐ ELECTRICAL

☒ PLUMBING

☐ FIRE

☐ ELEVATOR DEVICES

PROTECTION

☐ OTHER

Type of Inspection

Date

Inspector

Comments:

Leaking water line
leak.

Permit for Heater

TOP HAS NOT BEEN +
NO HOT WATER

REPAIR-REPAIR

Heater - EXHAUST IS NOT

SECURE - NO HEAT

RETURN TO FIRST

FLOOR

Plumb

PLAN REVIEW AND INSPECTION - BUILDING

DATE

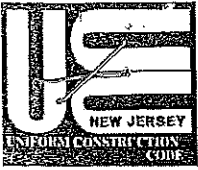
6/17/20

JOB CONDITION/COMMENTS

7-27-20

H&C REV. PUC WITHIN DIST. SUPPORT WITHIN CAUTION

NOT REMOVED FOR USE. STILL UNDER CONSTRUCTION.
Rebuilding water lines, tubs, and roof. To be replaced
on suit under. Secured. Details. Textured. Polished
New permit. New. Open. All. Many. Construction. No
Required. Comments. Discontinued.



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

Control #: 54142

Certificate Application Received: 3/9/2020

APPLICATION FOR CERTIFICATE

IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1230 QUARRY HILL COURT

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction: _____

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
☒ CERTIFICATE OF CONTINUED OCCUPANCY
☐ LEAD HAZARD ABATEMENT CERTIFICATE OF CLEARANCE
☐ TEMPORARY CERTIFICATE OF OCCUPANCY
☐ CERTIFICATE OF APPROVAL
☐ CERTIFICATE OF COMPLIANCE

USE GROUP _____ Previous R-5 Current

Describe below any substantive deviation in dimension, layout or appearance of the building or structure from the released plans and specifications filed with the construction permit application. Please note, a set of amended drawings may be required.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

() PASS	DATE	INITIAL
() FAIL	DATE <u>6/17/20</u>	INITIAL <u>JS</u>
() FAIL	DATE <u>7/29/20</u>	INITIAL <u>JS</u>
() FAIL	DATE <u>7/2/20</u>	INITIAL <u>JS</u>
() FAIL	DATE _____	INITIAL _____

PLUMBING

I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

Signed: COPY
FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent

Requested Date From 01/01/1900 To 09/09/2020

Report Date: 9/9/2020

Ref Number	Request Date/Time	Scheduled Date/Time	Inspected At	Inspector	Subtype	Result
Inspection Type	Block Lot Qualifier	Owner Name	Address			Description
Notes						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Michael Campion	Inspection	Canceled
#2020-00053						
Building - Final	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY lock box 2020 Raj L 856-669-4264						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/8/2020 8:07:00 AM	William Revalls		Passed
#2020-00054						
Electric - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Braulio Villagas		Failed
#2020-00055						
Fire - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Frank Czeronka	Reinspection	Failed
#2020-00056						
Plumbing - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 12:00:00 AM	9/2/2020 12:00:00 AM	9/3/2020 8:41:00 AM	Michael Campion	Reinspection	Passed
#2020-00202						
Building - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 12:00:00 AM	9/2/2020 12:00:00 AM	9/3/2020 2:38:00 PM	William Revalls	Inspection	Failed
#2020-00251						

Requested Date From 01/01/1900 To 09/09/2020

Report Date: 9/9/2020

Ref Number	Request Date/Time	Scheduled Date/Time	Inspected At	Inspector	Subtype	Result
Inspection Type	Block Lot Qualifier	Owner Name	Address			Description
Notes						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Michael Campion	Inspection	Canceled
#:2020-00053						
Building - Final	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY lock box 2020 Raj L 856-669-4264						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/8/2020 8:07:00 AM	William Revaitis		Passed
#:2020-00054						
Electric - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Braulio Villegas		Failed
#:2020-00055						
Fire - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 9:00:00 AM	9/2/2020 9:00:00 AM	9/2/2020 12:00:00 AM	Frank Czeponka	Reinspection	Failed
#:2020-00056						
Plumbing - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 12:00:00 AM	9/2/2020 12:00:00 AM	9/3/2020 8:41:00 AM	Michael Campion	Reinspection	Passed
#:2020-00202						
Building - CCO	52 108	FRIEDMAN STEVEN J (SELLER) Phone: (000)000-0000	405 NO 2ND STREET Camden City			CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY
CHANGE IN TENANT AND/OR OCCUPANCY RESALE PROPERTY						
Permit: 54142 Insp	9/2/2020 12:00:00 AM	9/2/2020 12:00:00 AM	9/3/2020 2:38:00 PM	William Revaitis	Inspection	Failed
#:2020-00251						



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

Control #: 54142

Certificate Application Received: 3/9/2020

APPLICATION FOR CERTIFICATE

IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1230 QUARRY HILL COURT

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

YARDLEY PA 19067

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction: _____

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
☒ CERTIFICATE OF CONTINUED OCCUPANCY
☐ LEAD HAZARD ABATEMENT CERTIFICATE OF CLEARANCE
☐ TEMPORARY CERTIFICATE OF OCCUPANCY
☐ CERTIFICATE OF APPROVAL
☐ CERTIFICATE OF COMPLIANCE

USE GROUP _____

Previous

R-5

Current

Describe below any substantive deviation in dimension, layout or appearance of the building or structure from the released plans and specifications filed with the construction permit application. Please note, a set of amended drawings may be required.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

() PASS	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____
() FAIL	DATE _____	INITIAL _____

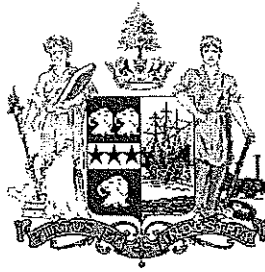
I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

Signed: _____

COPY

FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent



AGREEMENT NOT TO OCCUPY

ADDRESS: 405 N. 2nd st

BLOCK: 52 LOT: 108

Buyer agrees that NO ONE will occupy the above mentioned property at any time for any reasons. Buyer further agrees that he/she will:

- Obtain a permit and commence construction within 90 days of the signing of this agreement.
- Vigorously and continuously perform the construction work.
- Obtain a Certificate of Occupancy within 90 days of issuance of the permit.

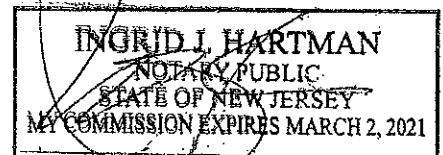
Pursuant to N.J.A.C. 5:23-2.31(e), penalties may be levied, up to \$2,000.00 per violation, for willfully making a false or misleading written statement!

Buyer's Signature: [Signature] Date: 03/06/2020

Print Name of Buyer: Delaware River Investment #5033005

Note: This for must be notarized!

Must attach copy of ID to this form to verify address



Home Address: 26 Millbank Ln

City, State, Zip code: Voorhees, NJ 08043

Telephone Number: 856-261-0982

Email address: mmurali72@gmail.com

[Signature]
James Rizzo, Construction Official

Date: 3/6/20

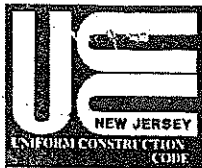
PLAN REVIEW AND INSPECTION - BUILDING

Elec

DATE

JOB CONDITION/COMMENTS

Some of the measurements upon the west side of the
Refrigerator Switch at hallway does not exist
lights in bed room over lobby? Some loose outlets
at living room also painted outlet in the bedrooms
Missing cover to the measure of drain in space bar.



City of Camden
P.O. Box 95120
Camden, NJ 08101
856 7577032

CCO #: 20200232
Date Issued: 03/09/2020

Control #: 54142

Certificate Application Received: 3/9/2020

APPLICATION FOR CERTIFICATE

IDENTIFICATION

Work Site Location: 405 NORTH 2ND STREET

Block: 52

Lot: 108

Qual:

Owner In Fee: FRIEDMAN STEVEN J(SELLER)

Address: 1230 QUARRY HILL COURT

YARDLEY PA 19067

Agent: DELAWARE RIVER INVESTMENTS(BUYER)

Address: 1000 WHITE HORSE ROAD STE 404
VOORHEES NJ 08043

Telephone:

Telephone:

Lic. No. / Bldr. Reg. No.:

Final Cost of Construction: _____

Federal Emp. No.:

(Include value of any structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
☒ CERTIFICATE OF CONTINUED OCCUPANCY
☐ LEAD HAZARD ABATEMENT CERTIFICATE OF CLEARANCE
☐ TEMPORARY CERTIFICATE OF OCCUPANCY
☐ CERTIFICATE OF APPROVAL
☐ CERTIFICATE OF COMPLIANCE

USE GROUP _____

Previous

R-5

Current

Describe below any substantive deviation in dimension, layout or appearance of the building or structure from the released plans and specifications filed with the construction permit application. Please note, a set of amended drawings may be required.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

Description Of Work/Use: CHANGE IN TENANT AND/OR OCCUPANCY
RESALE PROPERTY

Bldg.

() PASS	DATE	INITIAL
() FAIL	DATE 6/17/20	INITIAL
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL
() FAIL	DATE	INITIAL

I hereby attest that to the best of my knowledge, the completed project meets the conditions of the construction permit and all prior approvals, and all work has been completed substantially in accordance with the code and with those portions of the plans and specifications controlled by the code, with any substantial deviations noted. Incomplete items listed on a Temporary certificate of Occupancy will be completed by the date on the certificate.

Signed: _____

COPY

FRIEDMAN STEVEN J(SELLER)

[] Owner [] Agent