

Borough of Pine Hill
45 West 7th Avenue

Pine Hill, NJ 08021
(856)783-7400 FAX (856)783-5388

Registration No.
Inspection No. **22790**
Block/Lot **47/69**

VIOLATION NOTICE
104 E CLEARVIEW AVE

Respondent

Co-Respondent

O'NEILL, MARGARET
1804 NEW BROOKLYN ERIAL
ERIAL N J, 08081

Date of Notice 12/07/2020 Abate By 12/21/2020 Date of Inspection 12/07/2020

Local Comments All rental properties in the Boro of Pine Hill are required to be registered and have an annual inspection
Make proper repairs to the roofs on the dwelling and garage

Specific Violations

<u>Code</u>	<u>Code Description</u>	<u>OK if Abated</u>	<u>Date Abated</u>
10-22.2	Rental Registration Required 10-22.2 Registration. All rental units and rental facilities shall hereafter be registered with the Borough Clerk or designee of t Borough of Pine Hill, or such other person as designated by the Borough Council, in writing, on forms which shall be provided for that purpose, and which shall be obtained from the Borough Clerk or designee. Such registration shall occur on an annual basis, as provided herein. No rental unit shall hereafter be rented unless the rental unit is registered in accordance with Sections 10-22 and/or 10-23.	OK	
10-22.7	Inspection Required a. Each rental unit and rental facility shall be inspected at least once every year. Each rental unit shall inspected before every initial occupancy, change in occupancy and/or change in the number of occupants, and the owner shall be required to obtain a certificate of inspection in accordance with this section before any occupancy shall be permitted. b. Such inspections shall be performed by such person, persons or agency duly authorized and appointed by the Borough of Pine Hill and inspections made by persons or an agency other than the duly authorized and appointed person, persons or agency of the Borough of Pine Hill shall not be used as a valid substitute. c. Such inspection shall be for the purpose of determining zoning ordinance compliance, and to the extent applicable, compliance with Sections 10-22 and/or 10-23, the Borough's Property Maintenance Code, the Uniform Construction Code, Housing Code and/or Building Code. Inspections will be done on all interior, exterior, grounds, roads and driveways of all rental properties to ensure public health, safety and welfare of all occupants and the general public. Inspections will be for enforcement of the Bor	OK	
304.7	Roof and drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	OK	

Failure to comply with this and future instances will result in mandatory penalty, summons, and court appearance.

You are the owner/tenant of the subject property "Respondent". You have until the above listed "Abate By" date to take the required corrective action.
Compliance within this time will prevent multiple complaints being filed with the Municipal court without further notice to you. Once a complaint is signed it
will not be dismissed. If convicted, you may be subject a fine and other penalties at the discretion of the Judge.

Official(at time of notice) 12/07/20 Date 8/26/21

Official (When all items are abated) Date

Report Date: 1/13/2025

Email Questions to: kkeyek@pinehillboronj.com

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Borough of Pine Hill
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Registration No.
Inspection No.
Block/Lot

27200
47/69

VIOLATION NOTICE
104 E CLEARVIEW AVE

Respondent

Co-Respondent

DWC LEGACY HOMES LLC
309 FELLOWSHIP RD
MT LAUREL NJ 08054

Date of Notice 6/28/2022 Abate By 7/08/2022 Date of Inspection 6/28/2022

Local Comments Graffiti needs to be painted over or removed.

Specific Violations

<u>Code</u>	<u>Code Description</u>	<u>OK if Abated</u>	<u>Date Abated</u>
10-21.5	Maintenance Requirements - Graffiti b. The property shall be maintained free of graffiti or similar markings which shall be removed or painted over with an exterior grade paint that matches the color of the exterior of the structure.	OK	

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If you have any questions, please call Karen Keyek, Code Compliance Official at (856)783-7400

_____ Official(at time of notice)	<u>6/28/22</u> Date	_____ Official (When all items are abated)	<u>7/08/22</u> Date
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VIOLATION NOTICE
104 E CLEARVIEW AVE

Respondent

Co-Respondent

DWC LEGACY HOMES LLC
309 FELLOWSHIP RD
MT LAUREL NJ, 08054

Date of Notice 6/24/2024 Abate By 7/05/2024 Date of Inspection 6/24/2024

Local Comments Grass is required to be cut and maintained throughout the season. Failure to comply will result in the Borough cutting it and assessing a lien.

Specific Violations

<u>Code</u>	<u>Code Description</u>	<u>OK if Abated</u>	<u>Date Abated</u>
3-2.6	Removal By Borough; Cost To Be Lien On Premises. In case of noncompliance with the notice, borough council may cause such grass, weeds, brush and other wild vegetation to be removed and in such case, the cost thereof shall be certified by the officer in charge of such removal, to borough council which shall examine the certificate and if found correct, cause this amount so certified to be charged against the lands, which amount shall be added to and form a part of the taxes next to be assessed and levied upon such lands and shall bear interest at the same rate and be enforced in the same manner as other taxes on real property.	OK	
3.1.3	Vacant Structures and Land Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	OK	
302.4	High Grass, Weeds & Brush All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.	OK	

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_____	<u>6/24/24</u>	_____	<u>7/05/24</u>
Official(at time of notice)	Date	Official (When all items are abated)	Date