



Notice of Violation

RARITAN ORLANDO DR. ASSOC. C/O LCL

199 BALDWIN RD SUITE 140

Raritan Borough, NJ

☒ Issued to Owner
☐ Issued to Tenant

Re: 21 ORLANDO DR

Block 116.02 Lot 4 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 9/10/2020

Violations to be Abated by: 10/10/2020

The following violation(s) were found

Section 302.7

Title Accessory structures

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Summary of infraction

Please fix the fence

Road

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy



Notice of Violation

RARITAN ORLANDO DR. ASSOC. C/O LCL
199 BALDWIN RD SUITE 140
Raritan Borough, NJ

☒ Issued to Owner
☐ Issued to Tenant
Re: 21 ORLANDO DR

Block 116.02 Lot 4 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 9/7/2020

Violations to be Abated by: 9/17/2020

The following violation(s) were found

Section IPMC: 302.4

Title Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (8 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.

Summary of infraction

Please cut the grass

Entire property

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy



Notice of Violation

RARITAN ORLANDO DR. ASSOC. C/O LCL

199 BALDWIN RD SUITE 140

Raritan Borough, NJ

☒ Issued to Owner
☐ Issued to Tenant

Re: 21 ORLANDO DR

Block 116.02 Lot 4 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 9/3/2020

Violations to be Abated by: 10/3/2020

The following violation(s) were found

Section IPMC: 302.4

Title Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (8 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.

Summary of infraction

Please cut the grass

Entire property

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy



Notice of Violation

RARITAN ORLANDO DR. ASSOC. C/O LCL

199 BALDWIN RD SUITE 140

Raritan Borough, NJ

☒ Issued to Owner
☐ Issued to Tenant

Re: 21 ORLANDO DR

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 9/1/2020

Violations to be Abated by: 10/3/2020

The following violation(s) were found

Section IPMC: 302.1

Title Sanitation (Exterior)

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Summary of infraction

Please clean exterior of the property
Storage

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy



Notice of Violation

ORLANDO HEIGHTS REALTY LLC

2710 AVE. K 2710 AVE. K

BROOKLYN, NY 11210

☒ Issued to Owner
☐ Issued to Tenant

Re: 48 ORLANDO DR

Block 116 Lot 13 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 2/25/2021

Violations to be Abated by: 3/1/2021

The following violation(s) were found

Section 262-9

Title Duties and responsibilities of occupant

The following duties and responsibilities are hereby imposed upon every occupant of every nonresidential building and property:

A.

All parts of the property under the control of the occupant shall be kept in a clean and sanitary condition.

B.

All parts of the property under the control of the occupant shall be free of garbage and trash, except areas designated for the collection and temporary storage of garbage and trash.

C.

All parts of the property under the control of the occupant shall be free of infestation and vermin.

D.

Each occupant shall be responsible for the elimination and removal of garbage and trash from parts of the property under his control.

E.

Each occupant shall be responsible for clearing adjacent sidewalks of debris, weeds, trash, snow and ice. No salt shall be permitted due to deterioration of sidewalks.

Summary of infraction

Failure to clear sidewalks after snow fall

Sidewalk outside of business on Orlando ave

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Brian Blute



Notice of Violation

ORLANDO HEIGHTS REALTY LLC

2710 AVE. K

BROOKLYN, NY 11210

☒ Issued to Owner
☐ Issued to Tenant

Re: 48 ORLANDO DR

Block 116 Lot 13 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 11/9/2021

Violations to be Abated by: 11/29/2021

The following violation(s) were found

Section 207-31

Title Certificates of Occupancy

Certificates of occupancy for land use. No land shall be occupied or used in whole or in part, for any purpose whatsoever until a certificate of occupancy therefore shall have been issued by the Construction Official certifying that the use of said lands complies with the provisions of this ordinance. Whenever there shall be a change contemplated in the use, operation or occupancy of any land, a new certificate of occupancy therefore shall be required.

Summary of Infraction

ALLOWING RENTAL FOR PARKING OF LARGE COMMERCIAL VEHICLES ON FORMER ZEUS INDUSTRIAL PROPERTY
CEASE AND DESIST IMMEDIATELY

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 x25

Louis G. Gara



Notice of Violation

ORLANDO HEIGHTS REALTY LLC

2710 AVE. K

BROOKLYN, NY 11210

☒ Issued to Owner
☐ Issued to Tenant

Re: 48 ORLANDO DR

Block 116 Lot 13 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 5/10/2022

Violations to be Abated by: 6/20/2022

The following violation(s) were found

Section §109-1

Title Tall Grass, Weeds

§ 109-1 Height restriction for grass; noxious plants.
 It shall be unlawful for any owner, lessee, agent or tenant of lands in the Borough of Raritan to permit any growth of grass in excess of eight inches in height or any growth of ragweed, poison ivy, poison sumac and all other plant or vegetable growth that may affect the health of residents.

§ 109-2

Notice of removal.

A

The Building Inspector or authorized representative is authorized to notify the owner, lessee, agent or tenant of any such lot or tract of land or any part thereof to remove and abate the condition, within five days after notice has been given. This notice shall be served personally or by sending a notice by registered mail, return receipt requested, or regular mail to the last known address shown on the tax records of the Borough of Raritan, delivered personally, by posting the property or by any combination thereof.

B.

In the event that the property is unoccupied, notice shall be sent registered mail, return receipt requested, to the last known address as shown on the tax records of the Borough of Raritan and by posting a notice on the lot in question.

§ 109-3 Noncompliance; costs for removal.

In the event that the owner, lessee, agent or tenant fails to comply with such notice, then the Building Inspector or authorized representative, or such labor as may be employed for such purpose, shall cut and remove such grass, weeds, brush, dead or dying trees and all other plant or vegetable growth. Such cost shall be computed at the rate of \$100 per hour, or fraction thereof, and shall constitute a valid assessment against such lands and shall be duly certified to the Tax Collector for collection on the tax duplicate in the same manner as all other taxes and assessments.

§ 109-4 Violations and penalties.

A fine in an amount of no less than \$100 and up to a maximum of \$1,000 may be levied upon any violating property owner, lessee, agent or tenant who are in violation of this article.

§ 109-5 Collection of fines and removal costs.

The imposition and collection of the fine provided in this article shall not constitute any bar to the right of the Borough of Raritan to collect the expenses as certified for the removal of weeds, etc., in the manner herein authorized.

§ 109-5.1 Authorized inspecting officers.
The Fire Chief, Chief of Police or any member of the Police Department, Public Works Superintendent, Public Works Supervisor, Construction Official, Building Inspector, Housing Inspector, Property Maintenance Inspector, Health Officer or any authorized representative shall be considered the proper officers to investigate the above-described hazards.

Summary of infraction

Grass over 8 inches. Fine added to Violation

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Brian Blute



Notice of Violation

LA GRANGE ST LLC,
1130 SOMERSET STREET
NEW BRUNSWICK, NJ 08901

Re: 59 LAGRANGE STREET
☒ Issued to Owner
☐ Issued to Tenant

Block 93 Lot 2 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 7/14/2022

Violations to be Abated by: 7/18/2022

The following violation(s) were found

Section 262-8.1

Title Appearance of Exterior of Premises

- The exterior of the premises shall be kept free of litter (including without limiting the generality of the foregoing, discarded, windblown, deposited, dropped or strewn paper, wrappings, cardboard, bottles, cans, and boxed) and all nuisances and hazards to the safety of tenants, occupants, pedestrians and other persons having access to the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated. The words "hazards" shall include but is not limited to the following:
- A. Refuse: Brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, rubbish, refuse and debris of any description.
- B. Natural growth: Dead and dying trees and other natural growth which, by reason of rotting or deteriorating conditions or storm damage, are or may be dangerous to persons in the vicinity thereof. Trees shall be kept pruned and trimmed to prevent such conditions.
- C. Overhangs: Loose, overhanging and projecting objects or accumulations of ice and snow which by reason of location above ground level constitute dangers to persons in the vicinity thereof.
- D. Ground, surface and unsanitary conditions: Holes, excavations, breaks, projections, obstructions and excretion of pets or other animals on paths, sidewalks, walks, driveways, parking lots and parking areas, and other parts of the exterior of the premises which are accessible to and used by persons having access to such premises.
- E. Recurring accumulation of stormwater: Adequate run-off drains shall be provided and maintained in accordance with Borough ordinances to eliminate any such recurrent or excessive accumulation of stormwater. Leaders and gutters shall be maintained in good condition and capable of performing their functions.
- F. Sources of infestation.
- G. Foundation walls which are not structurally sound, free from defects and damage, or capable of bearing imposed loads safely.
- H. Chimneys, flues and vent attachments thereto which are not structurally sound, free from defects and so maintained as to capably perform at all times the functions for which they were designed and constructed. Chimneys, flues, gas vents and other draft producing equipment shall provide sufficient draft to develop the

rated outputs of the connected equipment, shall be structurally safe, durable, smoke tight, and capable of withstanding the action of the flue gases.

1. Exterior porches, landings, balconies, stairs and fire escapes which are not provided with properly designed and structurally sound bannisters or railings or which are not kept in good repair, well painted or otherwise provided with a protective treatment to prevent deterioration, and free from defects.

Summary of infraction

weeds growing in and around parking lot
parking lot

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Brian Blute



Notice of Violation

LA GRANGE ST LLC,
1130 SOMERSET STREET
Raritan Borough, NJ

☒ Issued to Owner
☐ Issued to Tenant
Re: 59 LAGRANGE STREET

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 7/14/2022

Violations to be Abated by: 9/30/2022

The following violation(s) were found

Section PM-303.7

Title Accessory structures

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Summary of infraction

fence is in need of maintenance
Rightside of building

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Brian Blute



Notice of Violation

LA GRANGE ST LLC,
1130 SOMERSET STREET
new brunswick, NJ 08901

Re: 59 LAGRANGE STREET
☒ Issued to Owner
☐ Issued to Tenant

Block 93 Lot 2 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 7/14/2022

Violations to be Abated by: 9/30/2022

The following violation(s) were found

Section 262-8.1

Title Maintenance of Exterior of the Premises

The exterior of the premises shall be kept free of litter (including without limiting the generality of the foregoing, discarded, windblown, deposited, dropped or strewn paper, wrappings, cardboard, bottles, cans, and boxed) and all nuisance and hazards to the safety of tenants, occupants, pedestrians and other persons having access to the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated. The words "Hazards" shall include but is not limited to the following:
A. Refuse: Brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, rubbish, refuse and debris of any description.
B. Natural Growth: Dead and dying trees and other natural growth which, by reason of rotting or deteriorating conditions or storm damage, are or may be dangerous to persons in the vicinity thereof. Trees shall be kept pruned and trimmed to prevent such conditions.
C. Overhangs: Loose, overhanging and projecting objects or accumulations of ice and snow which by reason of location above ground level constitute dangers to persons in the vicinity thereof.
D. Ground, Surface and Unsanitary Conditions: Holes, excavations, breaks, projections, obstructions and excretion of pets or other animals on paths, sidewalks, walks, driveways, parking lots and parking areas, and other parts of the exterior of the premises which are accessible to and used by persons having access to such premises.
E. Recurring Accumulation of Storm Water: Adequate run-off drains shall be provided and maintained in accordance with Borough ordinances to eliminate any such recurrent or excessive accumulation of storm water. Leaders and gutters shall be maintained in good condition and capable of performing their functions.
F. Sources of Infestation.
G. Foundation walls which are not structurally sound, free from defects and damage, or capable of bearing imposed loads safely.
H. Chimneys, flues and vent attachments thereto which are not structurally sound, free from defects and so maintained as to capably perform at all times the functions for which they were designed and constructed. Chimneys, flues, gas vents and other draft producing equipment shall provide sufficient draft to develop the rated outputs of the connected equipment, shall be structurally safe, durable, smoke tight, and capable of withstanding the action of the flue gases.
I. Exterior porches, landings, balconies, stairs and fire escapes which are not provided with properly designed and structurally sound bannisters or railings or which are not kept in good repair, well painted or otherwise provided with a protective treatment to prevent deterioration, and free from defects.

Summary of infraction

cement is falling off the building in several places.
on the exterior of the building

You may call the Code Enforcement office if you have any further questions concerning this matter at
(908) 231-1300 ext 124

Brian Blute



Notice of Violation

☒ Issued to Owner
☐ Issued to Tenant

Re: 59 LAGRANGE STREET

Block 93 Lot 2 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 7/28/2022

Violations to be Abated by: 8/31/2022

The following violation(s) were found

Section

Title

Summary of infraction

owner is eventually going to abate buildings. fence and exterior of building require maintenance. owner was present for inspection and is looking to abate violations before the end of Aug.

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Brian Blute

Violation # CVIO-20-1970025641

RARITAN BOROUGH

Code Enforcement

22 First St.

RARITAN BOROUGH, NJ 08869



Notice of Violation

GILLENWATER, VANCE
30 GREGORY LANE
Warren, NJ 07059

☒ Issued to Owner
☐ Issued to Tenant
Re: 14 THOMPSON ST

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 10/1/2020

Violations to be Abated by: 10/11/2020

The following violation(s) were found

Section IPMC: 302.4

Title Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (8 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.

Summary of infraction

Please cut the grass

Entire property

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy



Notice of Violation

GILLENWATER, VANCE
30 GREGORY LANE
WARREN, NJ 07059

☒ Issued to Owner
☐ Issued to Tenant
Re: 14 THOMPSON ST

Block 108 Lot 8 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 11/4/2020

Violations to be Abated by: 11/18/2020

The following violation(s) were found

Section 195-6

Title Landlord Registration Requirements

Landlord registration requirements.

A. Rental property owner registration requirements.

- (1) Every owner of a residential dwelling unit shall, within 60 days of the effective date of this chapter, and annually thereafter, file with the Property Maintenance Officer a landlord registration statement.
- (2) The initial registration for each unit, and the initial registration after any change in floor plan or square footage, shall include a floor plan and the square footage for each unit to be used by the Borough in establishing occupancy limits.
- (3) If there is any change in any registration information, an amended landlord registration statement shall be filed, posted and distributed to tenants within five business days after the change.
- (4) If a unit is registered with the New Jersey Bureau of Housing Inspection, and if that unit has been physically inspected by the Bureau of Housing Inspection within 180 days preceding registration, there shall be no registration fee, and the landlord registration statement shall be a copy of the certificate of registration issued by the New Jersey Bureau of Housing Inspection and the floor plan and the square footage for the unit.
- (5) If a unit is not registered with the New Jersey Bureau of Housing Inspection, or if the unit has not been physically inspected by the Bureau of Housing Inspection within 180 days preceding registration, there shall be a registration fee of \$50, and the landlord registration statement shall be the floor plan and the square footage for each unit and the following information on a form implemented by and available from the Property Maintenance Officer:

- (a) The name and physical address(es) of the owner or owners of the premises and the owner or owners of the rental business if not the same.
- (b) The name, physical address and telephone number of an individual representative of the owner who may be contacted at any time if there is an emergency affecting the premises, including such emergencies

as failure of any essential service or system, and who is authorized by the owner to make emergency decisions concerning repairs and expenditures for the premises. The owner may designate one or two alternate individual representatives with the same authority by providing for them the same information.

(c) The number of units by unit type (i.e., number of two-bedroom units, three-bedroom units, etc.).

(d) Such other information as may be required by the form.

B. The Property Maintenance Officer shall retain landlord registration statements and make them available for public inspection.

C. Information to be provided to tenants. The following information shall be provided to each tenant at the time of initial occupancy:

(1) A copy of the current edition of the New Jersey Truth-in-Renting Guide prepared by the Department of Community Affairs in accordance with the Truth-in-Renting Act, N.J.S.A. 46:8-43 et seq.

(2) A copy of the most recent landlord registration statement filed with the Property Maintenance Officer.

Summary of infraction

Failure to pay 2020 fees. 1st and 2nd notice not addressed. Fines will be issued for failure to pay fees.

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 x25

Louis G. Gara



Notice of Violation

ARTEAGA, ABRAHAM

5 WEISS TERRACE

Raritan Borough, NJ 08869

☒ Issued to Owner
☐ Issued to Tenant

Re: 5 WEISS TERRACE

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 9/23/2020

Violations to be Abated by: 10/23/2020

The following violation(s) were found

Section IPMC: 302.4

Title Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of (8 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.

Summary of Infraction

Please cut the weeds

Exterior Property Area

You may call the Code Enforcement office if you have any further questions concerning this matter at (908) 231-1300 ext 124

Michael Mulcahy