



FRANCISCO "FRANK" MORAN
MAYOR

DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF CAMDEN
NEW JERSEY

DR. EDWARD C. WILLIAMS, PP, AICP, CSI
Division of Planning & Zoning
TEL: (856) 757-7214

November 25, 2019

ANTHONY CALZARETTO C/O
HOMESTEAD DEVELOPMENT
401 COOPER LANDING RD C-17
CHERRY HILL, NEW JERSEY 08002

ZONING PERMIT DENIAL

RE: 612 BENSON STREET CAMDEN, NJ
APPLICATION DATE: 10/25/19

BLOCK: 1405 LOT: 7
ZONE DISTRICT: R-2

DEAR SIR/MADAM:

YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: THREE UNUT – RESALE HAS BEEN DENIED FOR THE FOLLOWING:

1. THE WINDOWS ARE NON-COMPLIANT WITH THE HPC RULES AND REGULATIONS – HPC APPROVAL IS NEEDED.

THEREFORE, ENCLOSED FOR YOUR CONVENIENCE IS SAID CERTIFICATE OF APPROPRIATENESS APPLICATION.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,

DR. EDWARD C. WILLIAMS, PP., AICP, CSI
DIRECTOR/ZONING OFFICER

ENCLOSURE

Cc: Dani Annise
Building Bureau

APPLICATION FOR CERTIFICATE

Multi-family

Date Received: _____
CCO Number: _____
Control Number: _____

SELLER INFORMATION:

BUYER'S INFORMATION:

SELLERS INFORMATION:

Block: 1405 Lot: 7
Work site location: 612 Benson St.
Camden NJ 08103
Owner in fee: Anthony Blazee 4to
Address: 401 Cooper Landing Rd E-17
Cherry Hill NJ 08002
Telephone: 609-923-8645
Adam Lee: Maintenance
609-923-7474

BUYER'S INFORMATION:

Name: Camden Developers LLC
Address: 19 Winding Woods Way
Manalapan NJ 07726
Telephone: 609-452-3046
Jeff Chang.

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CERTIFICATE OF CONTINUED OCCUPANCY
- ☐ CERTIFICATE OF APPROVAL
- ☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Use Group: _____ Previous: _____ Current: _____

FINAL COST OF CONSTRUCTION: \$ _____

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

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans fixed with the construction permit. Use space below to describe any deviations from approved plans:

BIE/PIF

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

DESCRIPTION OF WORK/USE:

() PASS DATE: _____ INITIAL: _____
(X) FAIL DATE: 11/13/19 INITIAL: Leamer
(X) FAIL DATE: 1/30/20 INITIAL: SK
() FAIL DATE: _____ INITIAL: _____

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____ DATE: 10/25/19
☒ OWNER
☐ AGENT

PLUMBING



**CITY OF CAMDEN
DEPARTMENT OF CODE ENFORCMENT
BUILDING BUREAU
CITY HALL, SUITE 403
CAMDEN, NEW JERSEY 08101-5120**

TEL. # (856) 757-7032

FRANCISCO "FRANKIE" MORAN
MAYOR

FAX # (856) 757-7259

LUIS F. RUIZ
DIRECTOR

JAMES RIZZO
CONSTRUCTION OFFICIAL

PLUMBING C.C.O. INSPECTION RESULTS

1/31/2020

Anthony Calzaretto
401 Copper Landing road C-11
Cherry Hill NJ 08002

RE: CCO INSPECTIONS FOR 612—620—622—624—632 Benson Street Camden NJ 08103

Please be advised that all violations listed will require a permit by a new jersey Licensed master plumber.

Below find a list of violations that need to be addressed. This letter applies to all properties listed above.

- **Supply chimney verifications for all properties listed. Replace or repair all smoke pipe from all heaters and water heaters to 2018-I.F.G.C. CHAPTER 5. Permits required for any water heaters installed. Licensed plumber, specification sheets are required. Bonding on all water lines.**
- **Repair all leaks in the drainage and water piping throughout each unit. All piping will be repaired or replaced to the 2018 N.S.P.C.**
- **Every water heater requires a relief valve and drip tube.**
- **Orientation of faucets needs to meet code, all tubs and showers to be tempered to 120 degrees.**
- **Plastic pipe connections are to be connected per code repair, replace all ABS/PVC connections to code.**
- **There are open sewers in various locations.**

Should you require additional information, please do not hesitate to contact our office.

Respectfully Submitted,

Anthony Cimino
Plumbing Sub Code Official
Building Bureau RM: 403
Camden City Hall
856-757-7032



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SELLERS INFORMATION:

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Adam Lee: Maintenance
609-923-7474

BUYER'S INFORMATION:

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Manalapan NJ 07726
Telephone: 609-452-3046
Jeff Chang.

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NO DEVIATIONS
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DATE: 10/25/19

☒ OWNER
☐ AGENT

ELECTRIC

612, 622, 624, 632

Benson St

CCO's

ENC 1/30/20



CITY OF CAMDEN

DEPARTMENT OF CODE ENFORCEMENT

BUILDING BUREAU

CITY HALL, SUITE- 403

P.O. BOX 95120

CAMDEN, NJ 08101-5120

Francisco "Frank" Moran
Mayor

TEL.# (856) 757-7032

FAX # (856) 757-7259

Luis F Ruiz
Director

James Rizzo
Construction Official

Electrical CCO Inspection Results

- REQ
- ☒ Remove or repair flying splices
 - ☒ Need panel directory.
 - ☐ service cable needs to be replaced.
 - ☒ No ground is present in three wire outlets.
 - ☒ No ground wire is connected to water service.
 - ☒ Kitchen and/or bath GFCI outlet is not working.
 - ☒ Lamps are out in various fixtures throughout building.
 - ☐ Exit and/or Emergency lights are not working
 - ☐ Panel cover is missing.
 - ☒ Need N.J. license Electrical contractor. *TO CORRECT ALL*
 - ☒ Wiring Methods for alarm systems and or Heater or water heater
 - ☒ Need covers on all junction boxes, switches and receptacles
 - ☒ Breaker Blanks missing
 - ☐ Outlets with reverse polarity
 - ☒ Ko. Seals needed in jb's
 - ☐ Bond CSST. gas pipe.
 - ☒ Basement fixtures not secured to box
 - ☒ Remove all open splices.
 - ☒ Range hood Fan or light not working
 - ☐ Wiring methods for outside lights
 - ☐ non GFCI outlets in commercial kitchen
 - ☐ Grill hood lights and make up air fan not working (commercial kitchen)
 - ☒ Rec within 6' of sink not GFCI
 - ☐

612, 629, 624, 632



Benson St

CCO's

ENC 1/30/20

CITY OF CAMDEN
DEPARTMENT OF CODE ENFORCEMENT
BUILDING BUREAU
CITY HALL, SUITE- 403
P.O. BOX 95120
CAMDEN, NJ 08101-5120
Francisco "Frank" Moran
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BUYER'S INFORMATION:

SELLERS INFORMATION:

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Camden NJ 08103
Owner in fee: Anthony Blazee 4to
Address: 401 Cooper Landing Rd E-17
Cherry Hill NJ 08002
Telephone: 609-923-8645
Adam Lee: Maintenance
609-923-7474

BUYER'S INFORMATION:

Name: Camden Developers LLC
Address: 19 Winding Woods Way
Manalapan NJ 07726
Telephone: 609-452-3046
Jeff Chang.

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CERTIFICATE OF CONTINUED OCCUPANCY
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Use Group: _____ Previous: _____ Current: _____

FINAL COST OF CONSTRUCTION: \$ _____

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A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans fixed with the construction permit. Use space below to describe any deviations from approved plans:

NO DEVIATION DATE
BIE/PIF

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

DESCRIPTION OF WORK/USE:

() PASS DATE: _____ INITIAL: _____
(X) FAIL DATE: 1/30/20 INITIAL: MPL
() FAIL DATE: _____ INITIAL: _____
() FAIL DATE: _____ INITIAL: _____

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____

DATE: 10/25/19

☒ OWNER
☐ AGENT

BUILDING



CITY OF CAMDEN - BUILDING BUREAU

Date: 1/30/20

Address: 612 Beason St.

This Building has **Failed** Inspection due to the following:

() **Smoke alarms** and/or **Carbon Monoxide** alarms are needed in the following locations:

- **Bedrooms** – Smoke detectors are required in every bedroom.
- **In the immediate vicinity of each sleeping area.** – Both **Smoke detectors** and **Carbon monoxide** detectors are required. (Note: A combination Smoke/CO is allowed)
- **Each level of the structure** – Smoke detectors are required. (Do not install in Kitchens)

*When installing a smoke alarm on the ceiling, place it as close to the center as possible, never closer than 4" to the sidewall or corner. If for any reason, ceiling installation is not practical, wall installations are permitted. You can install smoke alarms on the wall with its top edge at a minimum of 4" and a maximum of 12" below the ceiling. **Battery-operated units are permitted.***

() **Install Fire Extinguisher** in Kitchen

() **Anti-Tip Brackets** need to be installed on the Range. They are normally attached to a rear leg of the range or screwed into the wall behind the range. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door.

() **Graspable Handrails** shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

() All **Connectors** from appliances entering a masonry chimney (Ex: Heater, Water Heater) need to be **cemented** into masonry in an approved manner.

() **Heating System** – Have a qualified Contractor service the Heating Equipment and provide The Building Bureau with a written report indicating that the Equipment is in working order.

() **Chimney Liner Verification** - Have a qualified Contractor inspect Chimney and complete form (UCC F370) "CHIMNEY VERIFICATION FOR REPLACEMENT OF FUEL-FIRED EQUIPMENT" (This can be found on the Internet)

157 Flood NO entry, couldn't check HW#

Please call **856-757-7033** when all repairs are complete to reschedule another appointment.

Keith T. Raveling, Building Subcode Official

Email: keraveli@ci.camden.nj.us



FRANCISCO "FRANK" MORAN
MAYOR

DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF CAMDEN
NEW JERSEY

DR. EDWARD C. WILLIAMS, PP, AICP, CSI
Division of Planning & Zoning
TEL: (856) 757-7214

November 25, 2019

ANTHONY CALZARETTO C/O
TRICAM PARTNERS
401 COOPER LANDING RD C-17
CHERRY HILL, NEW JERSEY 08002

ZONING PERMIT DENIAL

RE: 632 BENSON STREET CAMDEN, NJ
APPLICATION DATE: 10/25/19

BLOCK: 1406 LOT: 28
ZONE DISTRICT: R-2

DEAR SIR/MADAM:

YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: THREE UNUT – RESALE HAS BEEN DENIED FOR THE FOLLOWING:

1. THE WINDOWS ARE NON-COMPLIANT WITH THE HPC RULES AND REGULATIONS – HPC APPROVAL IS NEEDED.

THEREFORE, ENCLOSED FOR YOUR CONVENIENCE IS SAID CERTIFICATE OF APPROPRIATENESS APPLICATION.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,

DR. EDWARD C. WILLIAMS, PP., AICP, CSI
DIRECTOR/ZONING OFFICER

ENCLOSURE

Cc: Dani Annise
Building Bureau

APPLICATION FOR CERTIFICATE

Date Received: _____

CCO Number: _____

Control Number: _____

Multi family

SELLER INFORMATION:

BUYER'S INFORMATION:

SELLERS INFORMATION:

Block: 1406 Lot: 28

Work site location: 1032 Benson St.

Camden NJ 08103

Owner in fee: Anthony Calanetta

Address: 404 Cooper Landing Rd C17

Cherry Hill NJ 08002

Telephone: 609-923-8645

Adam MTN: 609-923-7474

BUYER'S INFORMATION:

Name: Camden Developers LLC

Address: 19 Windmic Woods Way

Manalapan NJ 07726

Telephone: 609-452-3041

Jeff Chang

ACTION

- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CERTIFICATE OF CONTINUED OCCUPANCY
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(X) FAIL DATE: 11/30/20 INITIAL: MPC
() FAIL DATE: _____ INITIAL: _____
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SIGNED: _____

DATE: 10/25/19

☒ OWNER
☐ AGENT

BLOG.



CITY OF CAMDEN - BUILDING BUREAU

Date: 11/30/20

Address: 632 Benson

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() **Heating System** – Have a qualified Contractor service the Heating Equipment and provide The Building Bureau with a written report indicating that the Equipment is in working order.

() **Chimney Liner Verification** - Have a qualified Contractor inspect Chimney and complete form (UCC F370) "CHIMNEY VERIFICATION FOR REPLACEMENT OF FUEL-FIRED EQUIPMENT" (This can be found on the Internet)

NO exhaust fan in 1st Fl. Bath / Rear exit Blocked By Fence

*underside OF 1st Fl STAIRS
NEED TO be Repaired. - DRAFTSTOPPER*

Please call **856-757-7033** when all repairs are complete to reschedule another appointment.

Keith T. Raveling, Building Subcode Official

Email: keraveli@ci.camden.nj.us

APPLICATION FOR CERTIFICATE

Date Received: _____
CCO Number: _____
Control Number: _____

Multi-family

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PLUMBING



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BUILDING BUREAU
CITY HALL, SUITE 403
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1/31/2020

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() FAIL DATE: _____ INITIAL: _____

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____ DATE: 10/25/19

☒ OWNER
☐ AGENT

ELEC.

612, 622, 624, 632

Benson St

CCO's

ENC 1/30/20



CITY OF CAMDEN

DEPARTMENT OF CODE ENFORCEMENT

BUILDING BUREAU

CITY HALL, SUITE- 403

P.O. BOX 95120

CAMDEN, NJ 08101-5120

Francisco "Frank" Moran
Mayor

TEL.# (856) 757-7032

FAX # (856) 757-7259

Luis F Ruiz
Director

James Rizzo
Construction Official

Electrical CCO Inspection Results

- REQ
- ☒ Remove or repair flying splices
 - ☒ Need panel directory.
 - ☐ service cable needs to be replaced.
 - ☒ No ground is present in three wire outlets.
 - ☒ No ground wire is connected to water service.
 - ☒ Kitchen and/or bath GFCI outlet is not working.
 - ☒ Lamps are out in various fixtures throughout building.
 - ☐ Exit and/or Emergency lights are not working
 - ☐ Panel cover is missing.
 - ☒ Need N.J. license Electrical contractor. *TO CORRECT ALL*
 - ☐ Wiring Methods for alarm systems and or Heater or water heater
 - ☒ Need covers on all junction boxes, switches and receptacles
 - ☒ Breaker Blanks missing
 - ☐ Outlets with reverse polarity
 - ☒ Ko. Seals needed in jb's
 - ☐ Bond CSST. gas pipe.
 - ☒ Basement fixtures not secured to box
 - ☒ Remove all open splices.
 - ☒ Range hood Fan or light not working
 - ☐ Wiring methods for outside lights
 - ☐ non GFCI outlets in commercial kitchen
 - ☐ Grill hood lights and make up air fan not working (commercial kitchen)
 - ☒ Rec within 6' of sink not GFCI
 - ☐