

Caitlin Stewart

From: John Aguiar <jaguiar@twp.howell.nj.us>
Sent: Tuesday, October 17, 2017 10:34 AM
To: Matthew Howard
Subject: Open Pool Permit Letter
Attachments: BLK[REDACTED] - L[REDACTED] OPEN POOL PERMIT LETTER 2017-10-17.docx

Matt,

I tweaked it for this situation but let me know what you think before I send it out.

John Aguiar

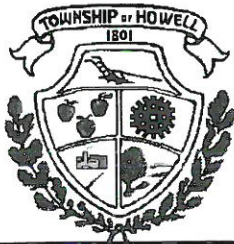
Code Inspector
Division Land Use and Planning
4567 Route 9 North, 2nd Floor
P.O. Box 580
Howell, NJ 07731
Tel: (732) 938-4500 ext.2352
Fax: (732) 414-3243
jaguiar@twp.howell.nj.us
www.twp.howell.nj.us

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TOWNSHIP OF HOWELL

DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE

4567 Route 9 North, 2nd Floor

Post Office Box 580

Howell, NJ 07731-0580

Phone: (732) 938-4500 x2300

Fax: (732) 414-3243

Web: www.twp.howell.nj.us

Sent via Regular Mail and Certified Mail

October 17, 2017

Re: Notice of Violation: Zoning Violations
Block: 184.02 Lot: 6
Address: [REDACTED]

Dear [REDACTED]:

As you are aware through our previous communication, the in-ground swimming pool that is constructed on your property does not meet the Township standards. To the best of our knowledge the pool setback violation and the shed in the drainage easement violation are still outstanding and have not been corrected despite our prior communication. As a result your pool permit is still open and a Certificate of Approval has not been issued. A Certificate of Approval is needed for the sale of the property or any insurance claims you may have in the future with regards to the pool and home. Liability rests solely on the property owner without the Certificate of Approval. In an effort to update our files the Township is willing to sign off on the pool setback violation as a significant amount of time has passed and no complaints have been filed. The shed in the drainage easement must be moved regardless of your actions regarding the pool violation. A permit must be applied for within 14 days of this notice for the shed and it must be relocated to an approved location.

Please note that although you are being given a Certificate of Approval for the in-ground pool permit, your property is not in compliance with the Howell Township Ordinance. Any complaint we receive in the future pertaining to any issue not in compliance will be subject to Code Enforcement violations and possible summonses. Additionally, this letter is being added to the property's file so any future Letter of No Interest request or Open Public Records Act (OPRA) request will inform potentially interested parties (such as prospective buyers of your property) of the code violation. This notification may hinder the selling of the property.

In order to comply with Township standards and close the file your options are as follows:

- a. Correct the issue by cutting back the concrete walkway so that the pool is 10 feet from the property line; or
- b. File for a variance from the Zoning Board of Adjustment to permit the walkway to remain where it is.

Should you not take advantage of these options and you do not contact this office within 14 days of this notice to remedy the violations, your lack of compliance will become public record.

If you have any further questions please contact me at your earliest convenience at extension 2352.

Very truly yours,

TOWNSHIP OF HOWELL – DIVISION OF CODE ENFORCEMENT

John Aguiar
Code Inspector I