



Township of Old Bridge

One Old Bridge Plaza
Old Bridge, NJ 08857
732-721-5600, ext 2420
www.oldbridge.com

NOTICE OF VIOLATION

Notice Date: 03/13/2020

ALLEN, CHRISTOPHER
57 PLEASANT VALLEY RD
OLD BRIDGE NJ 08857

Notice of Violation Regarding: 57 PLEASANT VALLEY RD

Dear ALLEN, CHRISTOPHER,

The Township of Old Bridge inspected the above address on 03/13/2020 and asks for your cooperation in correcting the code violations below. You might not be aware that the Township of Old Bridge requires that this condition be abated, so we encourage you to call us if you have any questions. We will be glad to assist you. Our telephone number is 732-721-5600, ext 2420.

Code Violations

Violation

1) 235-8.A. Solid Waste Disposal, Exterior Maintenance (Garbage AND Debris)

The property in rear has large amount household debris. Property need to be in free and clear of all debris on the exterior of property.

Every building, dwelling, dwelling unit and all other areas of the premises shall be clean and free from garbage or rubbish and hazards to safety. Lawns, hedges and bushes shall be kept trimmed and shall not be permitted to become overgrown and unsightly. Fences shall be kept in good repair. Editor's Note: See also Ch. 164, Fences.

2) 463-4 - Wrecked or Discard Vehicles

All vehicles must be license and register must be road worthy.

No person in charge or control of any property, whether as owner, tenant, occupant, lessee or otherwise, shall allow partially dismantled, non-operating, wrecked, junked, unlicensed or discarded vehicles to remain on the property longer than 48 hours, and no person shall leave such vehicles exposed to public view on any property for a longer time than 48 hours. This section shall not apply to a vehicle in an enclosed building; a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the operation of the business enterprise; or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the Township.

3) 250-43.K(5)(b) - Outdoor Vehicle Storage

The property has over the limits with RV and trailer store on property.

Outdoor storage and display. The following regulations shall apply to the storage or display of materials when not within an enclosed building: (5) Areas for the outdoor storage of vehicles other than passenger automobiles and motorcycles may be established in residential zones as follows: (a) Said storage areas may be established as follows: [1] Common storage facilities may be established for the use of neighborhood residents as a principal use within any zone; [2] Individual storage areas may be established in side and rear yards in all residential zones; and [3] Individual storage areas may be established in a front yard in R-5 residential zones where access to the side or rear yard is obstructed by a building. (b) Said storage in residential zones shall be limited as follows: [1] Items shall be limited to not more than one recreational vehicle, motor home, travel trailer, or camper, one small boat and one commercial vehicle with not more than two axles and not more than 5,000 pounds gross vehicle weight for each household; [2] Items shall be limited to a length not exceeding 28 feet, a roofline height not exceeding 10 feet, and a width not exceeding nine feet; [3] Vehicles shall not be occupied and shall not be provided with site utilities.

4) IPMC 108.1.1 Unsafe Structures

The home is dilapidated and is in need of major repairs.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing the minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

5) 250-85 (Zoning Permit Required)

The home resident is operating a business with township approvals.

A zoning permit shall be obtained from the Zoning Officer upon application of the developer prior to the undertaking of any development, and such undertaking shall be in accordance with such permit and may continue only so long as the permit is valid and subsisting. Any construction permit otherwise required by law to commence construction of a building or structure or any certificate of occupancy required by this chapter shall not be issued by the Township Construction Official prior to the issuance of a valid and effective zoning permit.

6) 250-83 (Site Plan Approval Required)

The home is operating a business without township approval.

No building or structure shall be erected, relocated, enlarged or externally altered, or reconstructed; nor shall the use of any building or structure be changed or any land cleared or altered; nor shall the use of any land be changed, except to a permitted home occupation, any watercourse diverted, or its channel or floodplain, dredged or filled; nor shall any parking area, accessory or otherwise, be constructed, installed or enlarged; nor shall any construction permit, certificate of occupancy for a change of use, or other required permit be issued with respect to any such structure, land, parking area or other development, except after and in accordance with the final approval of a site plan granted pursuant to this chapter. Anything herein to the contrary notwithstanding, individual lot applications for detached one-dwelling-unit or two-dwelling-unit buildings permitted as of right under applicable zoning regulations, and structures and uses incidental thereto, are exempted from the site plan review and approval requirements hereunder.

The violations above must be abated by 03/23/2020 or **SUMMONSES** will be issued.

Sincerely,

Divisions of Code Services



**Township of Old Bridge
Department of Code Services**

One Old Bridge Plaza
Old Bridge, NJ 08857
(732) 721-5600, ext 2420, Fax 732-607-4832
www.oldbridge.com

**Vacant Property Registration
ABANDONED PROPERTY INVOICE**

Invoice Date:

Invoice #

Owner Name: CHRISTOPHER ALLEN

Owner Address: 57 PLEASANT VALLEY
RD Old Bridge, NJ 08857

Property Address: 57 PLEASANT
VALLEY RD OLD BRIDGE, NJ 08857

Block: 19015 **Lot:** 12 **Qualifier:**

Registration Type: Second Renewal

Fee Due: 5000

Due Date: 1/31/2019

*Township of Old Bridge, NJ
Monday, May 13, 2019*

Chapter 363. Property, Abandoned and Vacant

Article I. Abandoned Property List

§ 363-2. Establishment of abandoned property list.

- A. The Code Enforcement Officer shall identify abandoned property within the Township of Old Bridge for the purpose of establishing an abandoned property list. The abandoned property list shall include, for each abandoned property identified, the tax block and lot number, the name of the owner of record, if known, street address of the lot and the date added to the list. The Code Enforcement Officer may add properties to the abandoned property list at any time, and may delete properties at any time when he or she finds that the property no longer meets the definition of an abandoned property.
- B. An abandoned property shall not be included on the abandoned property list if rehabilitation is being performed in a timely manner, as evidenced by building permits issued and diligent pursuit of rehabilitation work authorized by those permits. A property on which an entity other than the Township of Old Bridge has purchased or taken assignment from the Township of a tax sale certificate which has been placed on the abandoned property list may be removed if the owner of the certificate pays all municipal taxes and liens due on the property within 30 days after the property is placed on the list; provided, however, that if the owner of the certificate fails to initiate foreclosure proceedings within six months after the property was first placed on the list, the property shall be restored to the abandoned property list in accordance with the provisions of N.J.S.A. 55:19-103.
- C. The Code Enforcement Officer shall establish the abandoned property list, after which a notice of violation will be sent, certified mail, return receipt requested, and by regular mail, to the owner of record and any stakeholder. The notice of violation shall identify the property determined to be abandoned, setting forth the owner of record and any stakeholder, if known, the tax lot and block number, street address and the date the property was added to the list. The Code Enforcement Officer in consultation with the Tax Collector, shall also send out a notice by regular mail to any mortgagee, servicing organization, or property tax processing organization that receives a duplicate copy of the tax bill pursuant to N.J.S.A. 54:4-64(d). When the owner of record is not known for a particular property and cannot be ascertained by the exercise of reasonable diligence by the Tax Collector, notice shall not be mailed but instead shall be posted on the property in the manner as provided in N.J.S.A. 40:48-2.7. The mailed notice shall indicate the factual basis for the finding of the Code Enforcement Officer, that the property is abandoned as that term is defined herein and in N.J.S.A. 55:19-54, and shall specify the information relied upon in making such finding. In all cases, a copy of the mailed or posted notice shall also be filed by the Code Enforcement Officer in the Office of the Middlesex County Clerk. This filing shall have the same force and effect as a formal notice under N.J.S.A. 2A:15-6. The notice shall be captioned with the name of the Township of Old Bridge as "plaintiff" and the name of the property owner as "defendant," as though an action had been commenced by the Township against the owner.
- D. An owner or lienholder may challenge the inclusion of his property on the abandoned property list by appealing that determination to the Township Administrator within 30 days of the owner's receipt of the certified notice or 40 days from the date upon which the notice was sent. An owner

whose identity was not known to the Code Enforcement Officer, shall have 40 days from the date upon which notice was posted, whichever is later, to challenge the inclusion of a property on the abandoned property list. For good cause shown, the Township Administrator may accept a late filing of an appeal. Within 30 days of receipt of a request for an appeal of the findings contained in the notice, a hearing shall be scheduled for redetermination of the matter. Any property included on the list shall be presumed to be abandoned property unless the owner, through the submission of an affidavit or certification asserting that the property is not an abandoned property, can demonstrate that the property was erroneously included on the list. The affidavit or certification shall be accompanied by supporting documentation, such as, but not limited to, photographs, repair invoices, bills and construction contracts. The sole ground for appeal shall be that the property in question is not an abandoned property as that term is defined in N.J.S.A. 55:19-54. The Township Administrator shall decide any timely filed appeal within 10 days of the hearing on the appeal and shall promptly, by certified mail, return receipt requested, and by regular mail, notify the property owner of the decision and the reasons therefor.

- E. The property owner may challenge an adverse determination of an appeal, in accordance with the New Jersey Court Rules, a summary trial proceeding in the Superior Court, Middlesex County. Such action shall be instituted within 20 days of the date of the notice of decision. The sole ground for appeal and new hearing before the Superior Court shall be that the property in question is not an abandoned property as that term is defined in N.J.S.A. 55:19-54. The failure to institute an action of appeal on a timely basis shall constitute a jurisdictional bar to challenging the adverse determination, except that, for good cause shown, the court may extend the deadline for instituting the action.
- F. The Township shall promptly remove any property from the abandoned property list that has been determined by the Township Administrator or on appeal not to be abandoned and may, in its discretion, remove properties from said list whenever he deems such removal appropriate under the circumstances.
- G. The abandoned property list shall become effective, and the Township of Old Bridge shall have the right to pursue any legal remedy with respect to properties on the list, at any time after at least one property has been placed on the list and following the expiration of the period for appeal with respect to that first property or upon the denial of an appeal brought by the property owner of that first property.