



## Township of Old Bridge

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

**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,

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**

| <b>Ordinance</b>                                                       | <b>Comments</b>                                                                                                                          |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 235-8.A. Solid Waste Disposal, Exterior Maintenance (Garbage & 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. |
| 250-43.K(5)(b) - Outdoor Vehicle Storage                               | The property has over the limits with RV and trailer store on property.                                                                  |
| 250-85 (Zoning Permit Required)                                        | The home resident is operating a business with township approvals.                                                                       |
| 250-83 (Site Plan Approval Required)                                   | The home is operating a business with out township approval.                                                                             |
| 463-4 - Wrecked or Discard Vehicles                                    | All vehicles must be license and register must be road worthy.                                                                           |
| IPMC 108.1.1 Unsafe Structures                                         | The home is dilapidated and is in need of major repairs.                                                                                 |

The compliance date for the aforementioned violation(s) has been extended. They must be abated by 03/23/2020 or **SUMMONSES** will be issued.

Sincerely,

Township of Old Bridge  
Divisions of Construction, Housing, Zoning



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### NOTICE OF VIOLATION

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#### Code Violations

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##### Violation

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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.

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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.

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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