2022

Preliminary Investigation of an Area in Need of Redevelopment (Condemnation) for

Village Apartments Tract

JANUARY 31, 2022

City of Lambertville, Hunterdon County, New Jersey

Clarke Caton Hintz | 100 Barrack Street | Trenton, NJ | 08608

Preliminary Investigation of an Area in Need of Redevelopment (Condemnation) for

Village Apartments Tract

City of Lambertville, Hunterdon County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Condemnation Preliminary Investigation by the Planning Board on _____.

Endorsed by the City Council on _____.

Prepared for City of Lambertville by:

Clarke Caton Hintz

Emily R. Goldman, PP, AICP
Senior Associate
NJPP License #6088

Michael F. Sullivan, ASLA, AICP
Principal
NJPP License #5153

A signed and sealed copy of this document is available at the municipal building.

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TABLE OF CONTENTS

Introduction **1**

Statutory Authority and Process 1

Study Area Description **2**

Application of Redevelopment Criteria to the Study Area **9**

Criterion "a" 10

Criterion "d" 14

Recommendation **17**

Subsequent Procedural Steps **17**

Public Hearing 17

Planning Board Recommendation to City Council 14

Redevelopment Plan 18

Appendices

Appendix A: Resolutions

Appendix B: 1994 Court Decision

Appendix C: City of Lambertville Violations

Appendix D: Tenant Relocation Correspondence

Appendix E: NJDCA Inspection Reports and Violations

INTRODUCTION

The City Council of Lambertville directed the Planning Board, pursuant to Resolution #144-2021 (adopted on October 21, 2021), to conduct a preliminary investigation to determine whether the area known as the Village Apartments tract qualified as an *area in need of redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the *"Local Redevelopment and Housing Law"* ("LRHL"). The Village Apartments tract is composed of Block 1004, Lot 3 (the "Study Area"). Furthermore, the City Council, in accordance with the requirements of the LRHL, indicated that the the Village Apartments tract was being considered as a "condemnation redevelopment area", such that the use of the power of eminent domain would be used within the AINR, should it be so designated. Subsequent to the City Council resolution, the Planning Board directed this office to undertake such a study pursuant to Resolution #10-2021.

This report, which constitutes a *Preliminary Investigation* of the Study Area, is the statutorily-enabled vehicle by which the Planning Board may respond to the City Council's request to study the area in question. It provides an examination of the existing conditions of the study area, depicted through photography, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

Statutory Authority and Process

Under the LRHL municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The City of Lambertville must follow the statutorily defined process set forth in the LRHL (see summary this page). This process may result in the adoption of a redevelopment plan, which is new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to prospective redevelopers. This study is the statutorily required first step in the redevelopment process and is limited to a review of the study area and the creation of a report as to the applicability of the criteria set forth in Section 5 of the LRHL.

LRHL Redevelopment Process

- Governing body directs the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Planning board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- After a review of the planning board's recommendation, governing body may designate all or a portion of the study area as an "area in need of redevelopment".
- The governing body prepares a redevelopment plan for the area, or directs the planning board to prepare the plan.
- The governing body adopts the redevelopment plan
- The governing body or another public agency/ authority designated as the "redevelopment entity" that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implement the plan.

STUDY AREA DESCRIPTION

Location and Existing Conditions: The Study Area consists of, approximately, 1.8 acres of developed land in the north-central quadrant of the City. The Study Area is bound by nonresidential and mixed-uses to the north, New Jersey State Highway Route 29 (N. Main Street) ("Route 29") and the Closson Farmstead to the east, nonresidential and residential development to the south, and residential development to the west.

The multifamily apartment complex was constructed in 1968. The Study Area contains two, two-story multifamily apartment buildings, a parking lot, walkways, and landscaping. There are a total of 44 two-bedroom apartments. Building No. 1 contains 16 units while Building No. 2 contains 28 units.

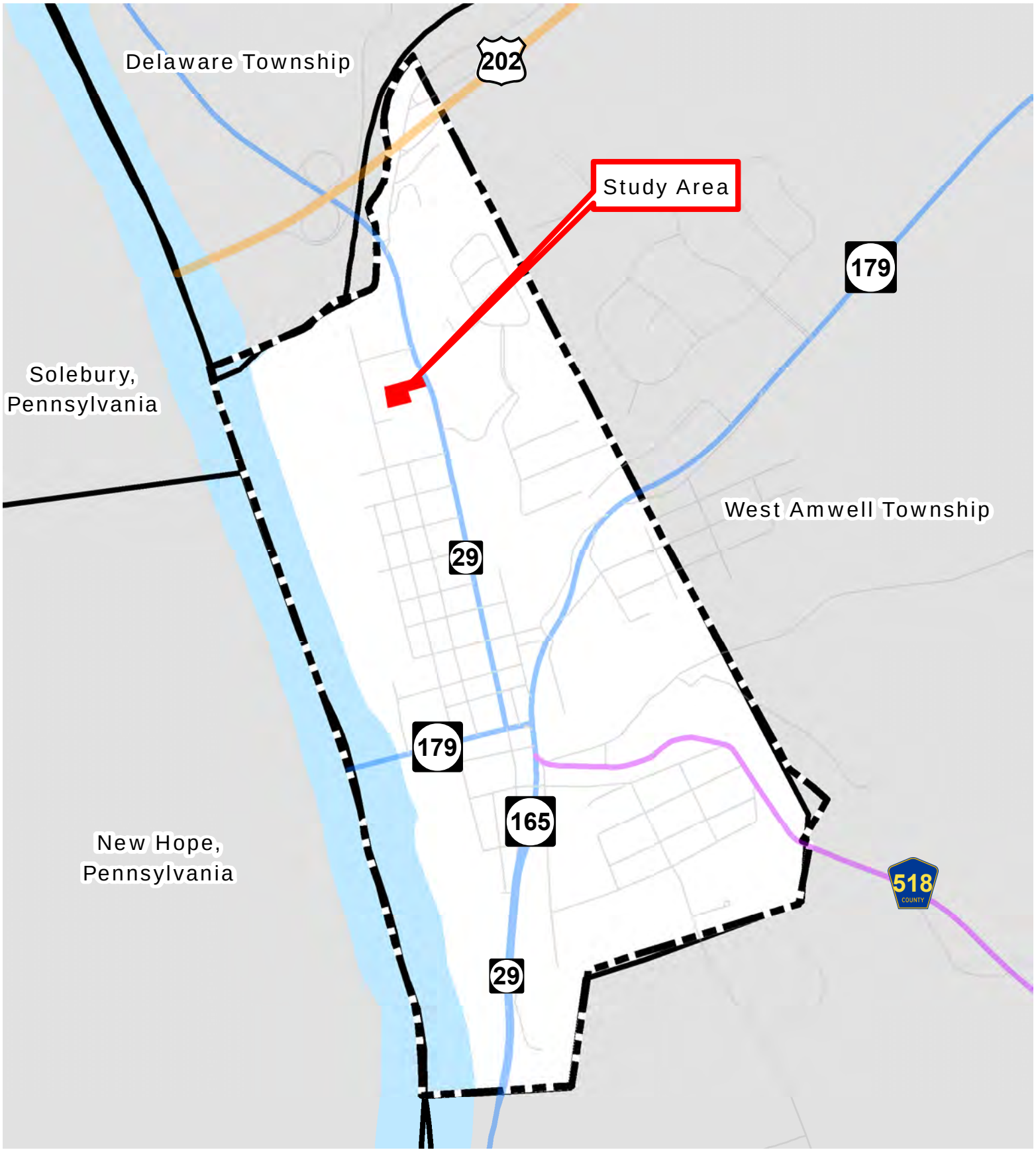
Approximately eighty percent (80%) of the Study Area is located within a special flood hazard area. On September 1, 2021, as a result of Hurricane Ida, the Study Area and the buildings thereon were severely flooded and have been deemed uninhabitable.

Aerial Location Map

Existing Zoning: The Study Area is located within the Residential 2 (R-2) Downtown Residential zoning district. Permitted principal uses in the R-2 district single-family detached dwellings; semi-detached dwellings; townhouses; emergency services facilities; public, parochial and private schools for academic instruction; parks and recreation; conservation; municipal uses; funeral homes; and clubs, lodges or other social and fraternal organizations.

Conditional uses in the R-2 district include bed and breakfast accommodations, accessory apartments and age-restricted multifamily units.

The City first adopted is Zoning Ordinance in 1972; therefore, the existing multifamily apartment building is an existing nonconforming use.



0 750 1,500 Feet

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

AREA IN NEED OF REDEVELOPMENT STUDY - THE VILLAGE APARTMENTS TRACT

Location Map

LOCATION:
City of Lambertville, Hunterdon County, New Jersey

DATE:
December 2021

Aerial Source: New Jersey High Resolution Orthography, MrSID Tiles
New Jersey Office of Information Technology (NJOIT)
Office of Geographic Information Systems (OGIS)

0 25 50 100 Feet

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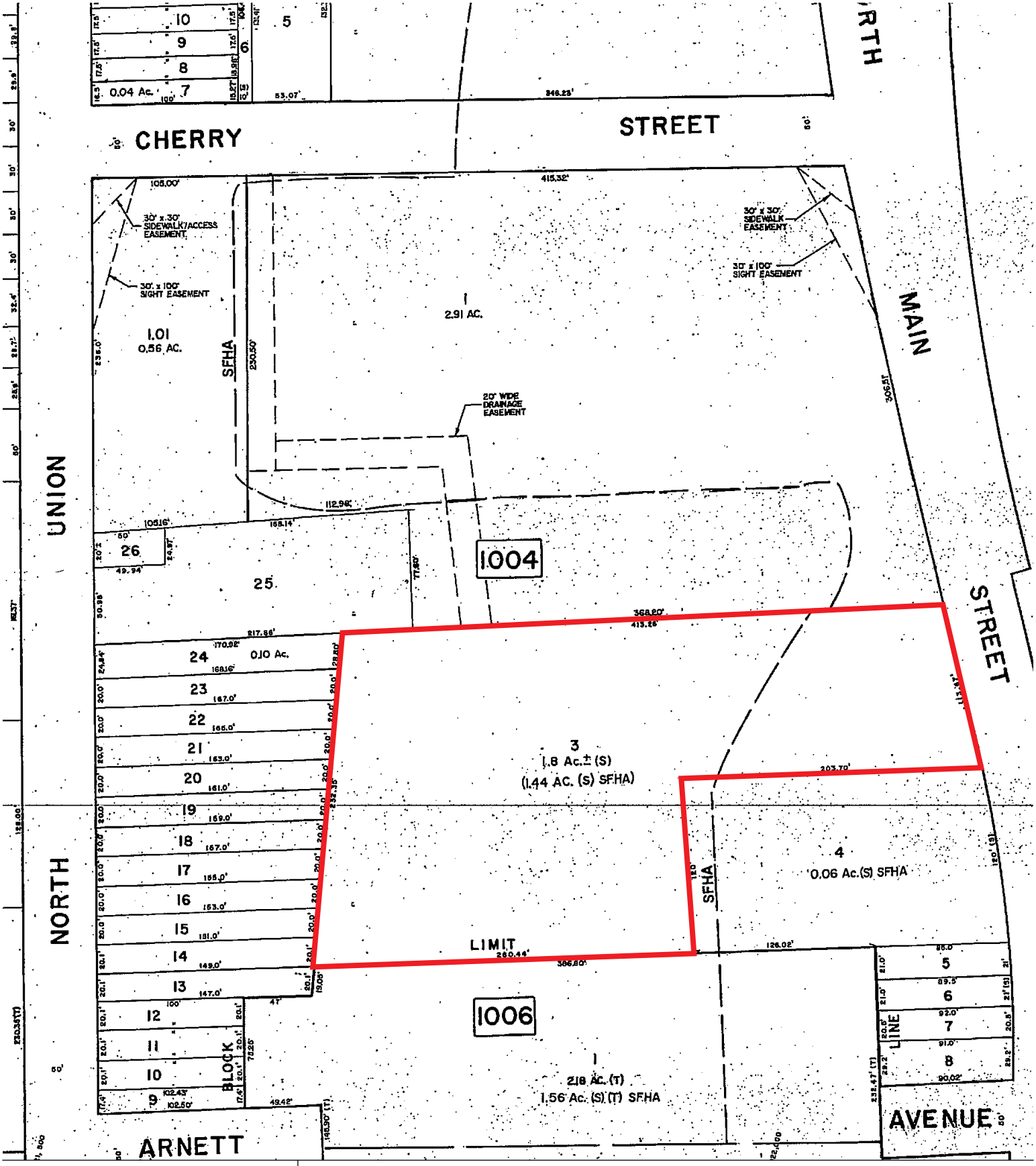
AREA IN NEED OF REDEVELOPMENT STUDY - THE VILLAGE APARTMENTS TRACT

Study Area

LOCATION:
City of Lambertville, Hunterdon County, New Jersey

DATE:
December 2021



N.T.S.

AREA IN NEED OF REDEVELOPMENT STUDY - THE VILLAGE APARTMENTS TRACT

Tax Map

LOCATION:
City of Lambertville, Hunterdon County, New Jersey

DATE:
December 2021

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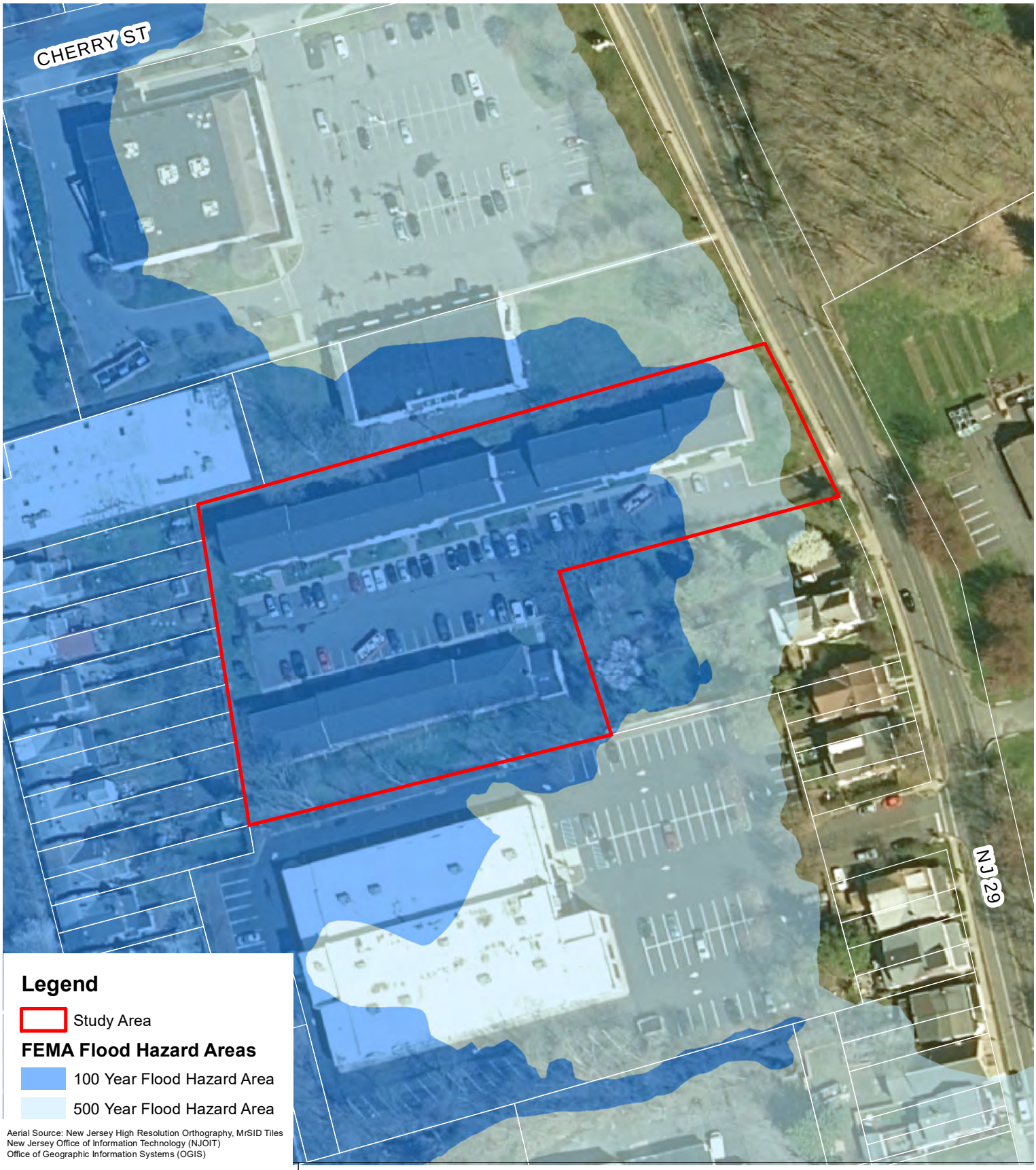

Legend

Study Area

FEMA Flood Hazard Areas

100 Year Flood Hazard Area

500 Year Flood Hazard Area

Aerial Source: New Jersey High Resolution Orthography, MrSID Tiles
New Jersey Office of Information Technology (NJOIT)
Office of Geographic Information Systems (OGIS)

0 25 50 100 Feet

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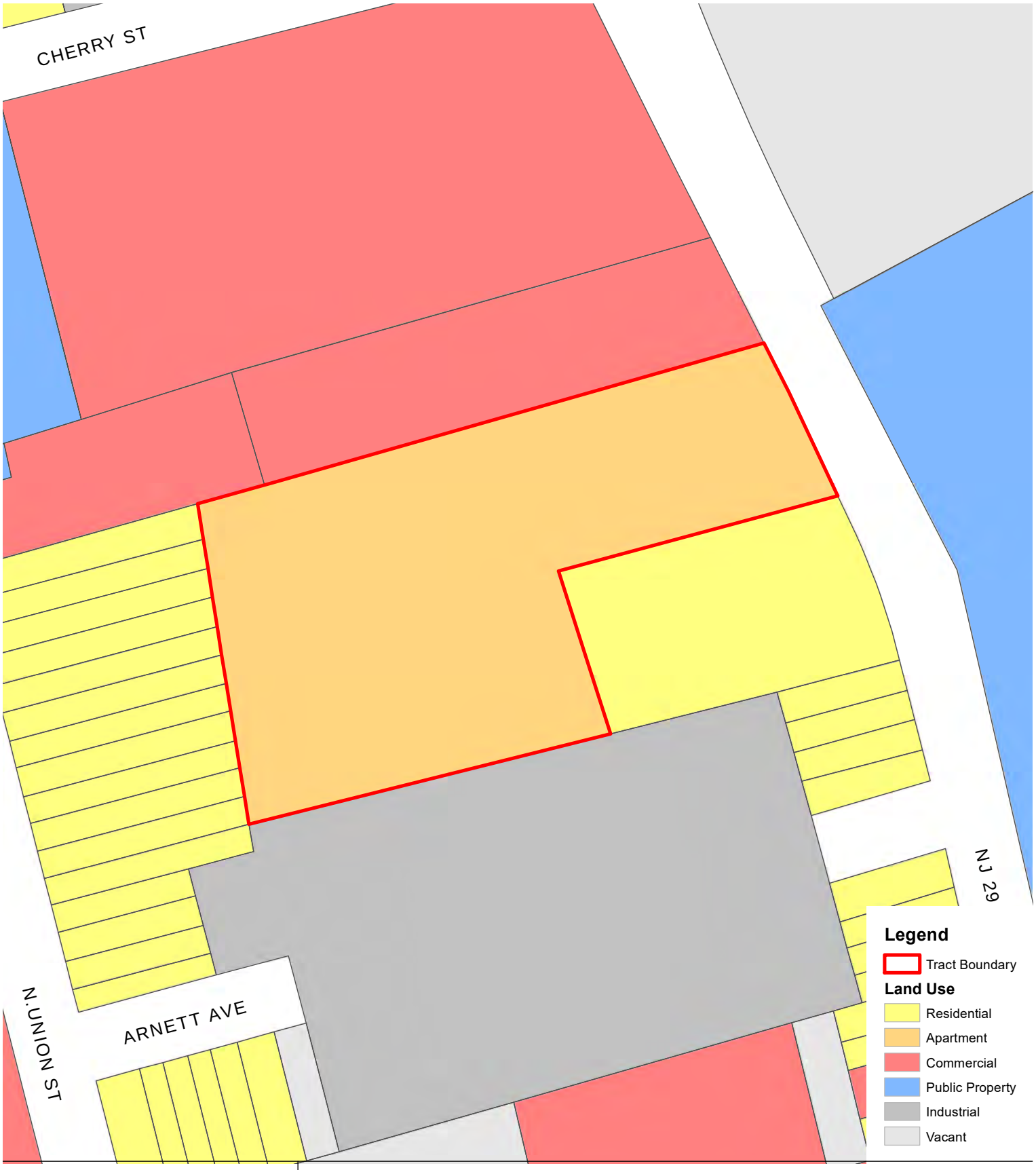
AREA IN NEED OF REDEVELOPMENT STUDY - THE VILLAGE APARTMENTS TRACT

Flood Hazard Area

LOCATION:
City of Lambertville, Hunterdon County, New Jersey

DATE:
January 2022



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AREA IN NEED OF REDEVELOPMENT STUDY - THE VILLAGE APARTMENTS TRACT

Land Use

LOCATION:
City of Lambertville, Hunterdon County, New Jersey

DATE:
December 2021

APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provides the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

> *"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."*

Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that be reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Criterion "a"

The Study Area meets the "a" criterion because *"the generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions"*. The following discussion provides the substantial evidence supporting the satisfaction of Criterion "a" within the Study Area.

Substandard and Unsafe Buildings

The Village Apartments located at the Study Area have a documented history, spanning nearly 30 years, of persistent substandard and unsafe building conditions. These conditions have led to tenant-landlord judgements in favor of tenants. Additionally, these conditions have been documented through violation notices issued by Lambertville City Code Enforcement and the New Jersey Department of Community Affairs (NJDCA).

Tenant Litigation. In 1993, two tenants brought suit against the property owners and management company for substandard living conditions. A settlement agreement was entered on the record on June 30, 1993 and an interim consent order was signed by Roger F. Mahon, J.S.C. on July 13, 1993 that outlined specific conditions, including but not limited to:

- *A stipulated list of need repairs, with dates the repairs were to be completed, with dates repairs were to be completed, was submitted to the court; the court to resolve any dispute as to needed repairs.*

- *Funds in court were to be applied to pay utility bills where service discontinuance was threatened and for emergency repairs where health and safety are threatened.*

On September 20, 1993, a second interim consent order was signed by Judge Mahon that outlined specific deadlines for repairs and improvements. On January 24, 1994, consent judgment was entered by Judge Wilfred P. Diana, A.J.S.C. imposing monetary penalties on the

Redevelopment Criteria "e" through "h" (N.J.S.A. 40A:12A-5)

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) *(subject to limited redevelopment powers)*

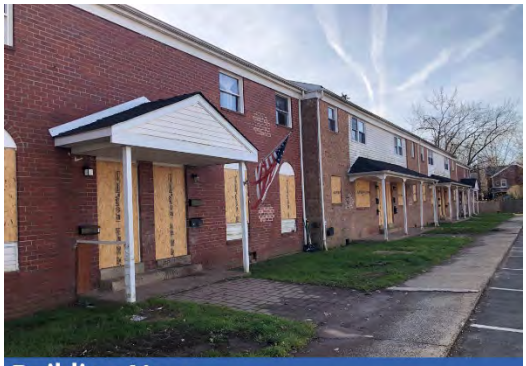
h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

landowner and management company and setting deadlines for fire-safety violations. Lastly, on March 28, 1994, Judge Marilyn Rhyne Herr, J.S.C. found the landowner and property management company are "*either incapable or unwilling, or both, to provide housing that fulfills their obligations under New Jersey Statutes and Administrative Code. They have been on notice for over ten months of various deficiencies and, even though some have been corrected, new deficiencies such as the ditch and failure to get electrical permits keep arising and creating new life-safety violations*" and required the appointment of an administrator to oversee repairs at the apartment complex.

Lambertville City Code Violations. More recently, the City has issued the following violations for the Village Apartments:

- February 7, 2007 Notice and Order of Penalty for construction work without construction permits.
- July 28, 2011 Notice and Order of Penalty for construction work without construction permits.
- November 10, 2011 Notice and Order of Penalty for construction work without permits.
- March 22, 2012 Decision of the Hunterdon County Construction Board of Appeals to pay violation for November 15, 2011 Notice and Order of Penalty.
- May 14, 2012 Notice and Order of Penalty to enforce the penalty pursuant to the March 22, 2012 Decision of the Hunterdon County Construction Board of Appeals.
- September 18, 2014 Fire Code Violations and a Notice of Violations and Order to Correct.
- November 17, 2017 Fire Prevention Office Inspection Report identifying 13 failures.
- July 19, 2018 Notice of unsafe Structure for temporary repairs to a damaged wall.
- February 20, 2020 Stop Construction Order and Notice and Order of Penalty for construction work without construction permits.

- November 4, 2021 Notice of Unsafe Structure that requires the buildings to be demolished subsequent to the damage caused by Hurricane Ida.



Building No. 1

Building No. 2

On November 14, 2018, a gas leak was first identified at the Village Apartments complex. On December 24, 2018, the City's Fire Department received another call for a report of a smell of gas located at the Village Apartments. The source of the gas leak was coming from the furnace room of Building No. 2. It was also determined that the furnace was not firing correctly and was producing harmful levels of carbon monoxide 75 parts per million and was rapidly rising. The unit was deemed unsafe and its operation was terminated immediately. Despite the Fire Department "locking-out / tagging-out" the entire furnace and padlocking the system until a professional repair technician can properly repair or replace the unit, the Fire Department received another call on December 26, 2018 for a gas leak in the boiler room. It was observed that someone had performed HVAC work and broken the two-inch natural gas supply line to the furnace without any notification to anyone of a major problem. The Fire Department requested the response from Elizabethtown Gas who then deemed that the conditions were unsafe and the gas supply to Building No. 2 was secured and "locked-out" by their representative until repairs could be made. This resulted in the loss of hot water and the ability to cook meals as the stoves are supplied by natural gas as well. In the first week of January 2019, due to the property owner's failure to timely address the life safety concerns, the City's emergency response team coordinated the immediate evacuation of 32 tenants across 12 rooms for health and safety reasons because of extreme explosive hazard. Correspondence regarding the gas leak and evacuation of the tenants is included in Appendix D.

NJ Department of Community Affairs Violations. As a multifamily apartment complex, the Village Apartments are subject to inspection by the New Jersey Department of Community Affairs ("NJDCA") Bureau of Housing Inspection who administers the New Jersey Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq. The Bureau of Housing Inspection is responsible for ensuring that hotels and multifamily buildings of three or more dwelling units

operating within the State of New Jersey are properly maintained and do not pose a threat to the health, safety and welfare of their residents nor the community in general. The New Jersey Hotel and Multiple Dwelling Law requires that the Bureau of Housing Inspection conduct a five (5) cyclical inspection of these properties.

The NJDCA issued an inspection report, dated August 7, 2018, that identifies 58 violations for bed bugs within the units of Building No. 2 and orders the property owner to correct all violations by October 10, 2018. A January 25, 2019 re-inspection indicated all 58 violations had been remedied.

On March 6, 2019, the NJDCA issued another inspection report, as a result of the 2018/2019 gas leak issues detailed above, that identified 242 violations and ordered the property owner to correct all of the violations by May 5, 2019. Of the 242 violations, 76 violations are considered life safety concerns that included but was not limited to inadequate load bearing, the need for the repair/replacement of fire door assembly, inadequate enclosure of boiler/furnace equipment, lack of illuminated exit signs, the need to replace smoke detectors, and the need to replace dwelling unit entry door self-closing devises. A July 30, 2019 re-inspection identified 33 outstanding violations. As a result, on August 14, 2019, the NJDCA issued a "Commissioner's Notice of Statutory Violation and Order to Pay Penalty" in the amount of $2,700. Payment was due on September 13, 2019. According to the NJDCA portal, the penalty is still outstanding.

Subsequently, on February 23, 2020, the NJDCA issued a third inspection report that identified five (5) violations and required the property owner to correct all violations by April 23, 2020. None of the violations were considered to be life safety concerns.

Lastly, following Hurricane Ida, the NJDCA issued an inspection report, dated December 27, 2021, that ordered the property owner to "*board and seal entire building with plywood or by other suitable means so that access is prevented into buildings where all dwelling units have been unoccupied for a period of 60 days or more*".

Copies of the NJDCA inspection reports are included in Appendix E.

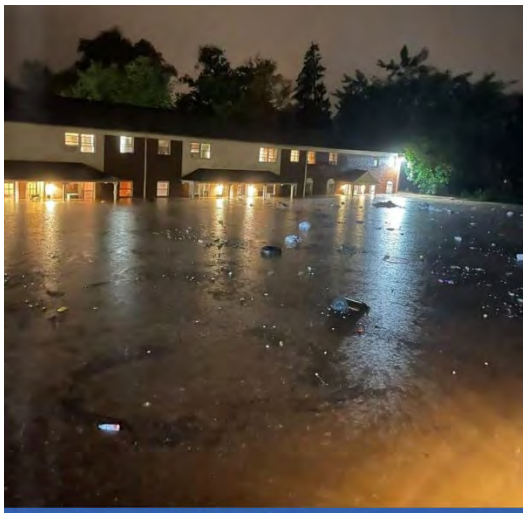
Based on the documented record of litigation regarding unsafe building conditions and persistent construction code violations, documented by the City and the NJDCA, Criterion "a" is satisfied as the generality of the buildings are substandard, unsafe, unsanitary, dilapidated as to be conducive to unwholesome living conditions.

Criterion "d"

The Study Area satisfies criterion "d" as it contains "*areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities...or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of a community.*" The following discussion provides the evidence supporting the satisfaction of Criterion "d" within the Study Area.

Flood Hazard Area

Pursuant to the FEMA Firm Map 34019C0339G, effective May 2, 2021, approximately eighty percent (80%) of the study area is located within the 100-year flood hazard area and the remaining portion of the site is located within the 500-year flood hazard area.

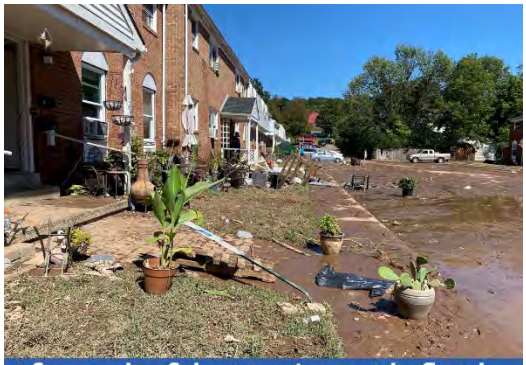


Hurricane Ida Flooding on September 1, 2021

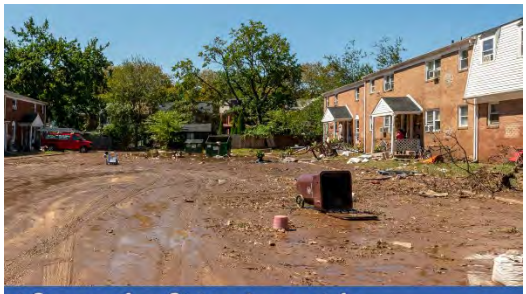
On September 1, 2021, Hurricane Ida swept through New Jersey leaving destruction in its wake. Lambertville was the second hardest hit community within the State, second only to Manville, New Jersey. The Village Apartments apartment complex located on the Study Area was not spared during the storm. The City's first responders were required to evacuate 42 residents of the Village Apartments, some in boats, some carried, and some walking under guidance, due to flooding.

On September 5, 2021, after the flood waters receded, the City's Construction Official issued a letter to the property owner of the Study Area indicating that the buildings were substantially damaged by the flood. The letter further states that "*the City of Lambertville is recommending the complete demolition of the structures due to the nature of the age of the structure and the sewage laden floodwaters that inundated the lower level of the buildings. All utilities and mechanicals have been damaged or destroyed, and any restoration of existing structures will require the use of flood damage resistance materials below the base flood elevation.*"

Internal damage from Hurricane Ida



Aftermath of the Hurricane Ida flood



Aftermath of Hurricane Ida
Photo Credit: Stephen Harris

On September 8, 2021, the property owner of the Study Area submitted a Flood Hazard Area Development Permit to remove the carpets, pads and water damaged drywall in the first flood apartments. On September 24, 2021, the City issued a Construction Permit to demolish the interiors of the apartments as a result of the flood damage from Hurricane Ida.

Post Demolition of flooring & drywall

On November 4, 2021, the City's Construction Official issued a Notice of Unsafe Structure that required the above ground structures to be demolished by December 15, 2021.

The faulty arrangement and obsolete design of the buildings within the flood hazard area led to the unsafe conditions of the buildings and the City's decision to issue the Notice of Unsafe Structure that requires the buildings to be demolished.

Absence of Stormwater Management Facilities

The New Jersey Department of Environmental Protection's Stormwater Management Rules, N.J.A.C. 7:8-1 et seq., were first adopted in 1978. The City's Flood Damage Prevention Ordinance was first adopted in 1990 while its Stormwater Management Ordinance was first adopted in 2006. The multifamily apartment complex was constructed in 1968. Therefore, the development was not subject to any stormwater management regulations at the time it was constructed. During a site visit on December 16, 2021, no stormwater management infrastructure was observed on the site. In fact, standing water was observed along the westerly property line and edge of the parking lot at the Study Area.

Standing water along the parking lot

However, during a Match 28, 1994 Court Hearing, Clifford Newcomer, the president and general manager of Lincoln Management Services, the property management company, testified that "*a ditch was dug on the premises in early March as necessary to drain water from the parking lot. Although ordered to fill it by the City, [Mr. Newcomer] alleges that cannot be done because of the mud and the equipment getting stuck*". The Court Decision further states that the ditch "*was described by Eugene Venetone, the City's construction code official, as thirty to forty feet long and eighteen to twenty-four inches deep and as very dangerous because it contains water and has no protective fence around it.*" During a site visit on December 16, 2021, the described ditch was not observed. Therefore, it is assumed that the property owner and/or property management company complied with the City's prior order to fill in the ditch. There is no record that engineering plans or development applications were ever submitted to the City, or City approval granted, to provide or develop any stormwater management facilities in the Study Area since the ditch was ordered to be filled in.

The lack of any stormwater management infrastructure contributes storm-driven inundation, which results in conditions that are detrimental to public safety within the Study Area.

These faulty, obsolescent and unsafe conditions, and the persistent negative effects resulting therefrom, constitute substantial evidence to support the finding that Criterion "d" is met.

RECOMMENDATION

This report and appendices constitute the preparation of a preliminary investigation for determining an Area in Need of Redevelopment as directed by the City Council of the City of Lambertville. It is the conclusion of this preliminary investigation that there is substantial evidence that the Study Area qualifies under the criteria set forth in Section 5 of the LRHL, to be designated as an Area in Need of Redevelopment.

The Study Area satisfies criterion "a" due to persistent substandard and unsafe building conditions, criterion "d" due to persistent negative site conditions that exhibit faulty design, obsolescence and dilapidation, and criterion "e" due to a tax lien on the property.

SUBSEQUENT PROCEDURAL STEPS

Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be mailed to the last owner of record of each property within the Study Area. The newspaper notice should be published in the official paper.

Redevelopment Plan: *Required Elements* **(N.J.S.A. 40A:12A-7(a))**

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7(c)., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.

Planning Board Recommendation to City Council

Once the hearing has been completed, the Planning Board makes a recommendation to the City Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. The City Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

Redevelopment Plan

If a Redevelopment Area is designated by the City, the next action is the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the City Council before any redevelopment project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a redevelopment plan may be created in such a way as to provide for detailed recommendations regarding circulation, open space, housing urban design and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7(a), a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effect the master plan.

APPENDIX A

City Council Resolution # 144-2021

Planning Board Resolution # 10-2021

CITY OF LAMBERTVILLE

RESOLUTION NUMBER 144-2021

A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1004, LOT 3 (VILLAGE APARTMENTS), OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN *N.J.S.A*. 40A:12-6

WHEREAS, the governing body of the City of Lambertville (the "City") seeks to undertake a redevelopment effort within the city; and

WHEREAS, *N.J.S.A.* 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Governing Body of the City of Lambertville (the "Governing Body") considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding BLOCK 1004, LOT 3, which parcel is currently owned by Lambertville Village Realty, as described and delineated on the official Tax Map of the City of Lambertville (the "Property"); and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of the Property as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the City and Governing Body to use all those powers provided by the Local Housing and Redevelopment Law, *N.J.S.A.* 40A:12A-1, *et seq.*, for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, that:

Section 1. The Planning Board of the City of Lambertville is hereby directed to conduct a preliminary investigation to determine whether the Property is a Condemnation Redevelopment Area according to the criterion set forth in *N.J.S.A.* 40A:12A-5.

Section 2. The Planning Board of the City of Lambertville is hereby directed to study the Property, to develop a map showing the boundaries of the proposed Condemnation Redevelopment Area, to provide public notice and conduct public hearings pursuant to *N.J.S.A.* 40A:12A-6 and to draft a report and resolution containing its findings.

Section 3. Pursuant to *N.J.S.A.* 40A:12A-6, the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the use of eminent domain, as to the Property within the Condemnation Redevelopment Area.

Section 4. The results of such preliminary investigation shall be submitted to the Governing Body for review and approval in accordance with the provisions of the Local Housing and Redevelopment Law, *N.J.S.A.* 40A:12A-1, *et seq.*

Section 5. This resolution shall take effect as provided by applicable law.

ADOPTED at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on October 28, 2021;

I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, certify this to be a true copy of the resolution adopted by the Governing Body of the City of Lambertville at the regularly scheduled meeting held on October 28, 2021 in the All Purpose Room of the Lambertville Public School.

CITY OF LAMBERTVILLE NEW JERSEY

CITY OF LAMBERTVILLE
PLANNING BOARD
RESOLUTION NUMBER 10-2021

A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DIRECTING THE CITY PLANNER ON BEHALF OF THE PLANNING BOARD TO PREPARE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1004, LOT 3 (VILLAGE APARTMENTS), OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN *N.J.S.A.* 40A:12-6

WHEREAS, the governing body of the City of Lambertville (the "**City**") seeks to undertake a redevelopment effort within the City; and

WHEREAS, *N.J.S.A.* 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Governing Body of the City of Lambertville (the "**Governing Body**") considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding **BLOCK 1004, LOT 3,** which parcel is currently owned by Lambertville Village Realty, as described and delineated on the official Tax Map of the City of Lambertville (the "**Property**"); and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of the Property as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the City and Governing Body to use all those powers provided by the Local Housing and

Redevelopment Law, *N.J.S.A.* 40A:12A-1, *et seq.,* for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "**Condemnation Redevelopment Area**").

WHEREAS, the Governing Body of the City of Lambertville directed the Planning Board to study the Property, to develop a map showing the boundaries of the proposed Condemnation Redevelopment Area, to provide public notice and conduct public hearings pursuant to *N.J.S.A.* 40A:12A-6 and to draft a report and resolution containing its findings.

WHEREAS, The Planning Board of the City of Lambertville is directed to study the Property, to develop a map showing the boundaries of the proposed Condemnation Redevelopment Area, to provide public notice and conduct public hearings pursuant to *N.J.S.A.* 40A:12A-6 and to draft a report and resolution containing its findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Lambertville, County of Hunterdon, that:

Section 1. The City Planner of the City of Lambertville is hereby directed to conduct a preliminary investigation to determine whether the Property is a Condemnation Redevelopment Area according to the criterion set forth in *N.J.S.A.* 40A:12A-5.

Section 2. The City Planer of the City of Lambertville is hereby directed to study the Property, to develop a map showing the boundaries of the proposed Condemnation Redevelopment Area, and present the findings at a public hearings pursuant to *N.J.S.A.* 40A:12A-6.

Section 5. This resolution shall take effect as provided by applicable law.

ADOPTED at a meeting of the Planning Board of the City of Lambertville, Hunterdon County, on November 3, 2021;

CITY OF LAMBERTVILLE

JOHN MILLER
VICE CHAIRMAN

ATTEST:

CRYSTAL LAWTON
Board Secretary

APPENDIX B

1994 Court Decision

pd. 5/6/94
ck. #2541

☐ **NOTICE OF VIOLATION AND ORDER TO TERMINATE**

☒ **NOTICE AND ORDER OF PENALTY**

Date Issued 3/23/94
Control #
Permit #01-94

5/6/94 Reduce to $800.00

IDENTIFICATION

Work Site Location Lambertville Village Realty c/o W. Cohn Block 1004 Lot 3

Owner in Fee Lambertville Village Realty Agent

Address 24 E. Lawn Drive Holmdel, NJ 07733 Address

ACTION

DATE OF NOTICE: 3/23/94 **COMPLIANCE DUE DATE:** 3/30/94 **DATE OF INSPECTION:** 3/23/94

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:

N.J.A.C. 5:23-2.15(a) Carried on construction without a permit (electrical).

You are hereby ordered to terminate the said violations on or before 3/30/94. No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

☐ Failure to comply with this Order will subject you to a penalty of $ _____ per _____.

☒ You are hereby ordered to pay a penalty in the amount of $ 300.00 for each violation for a total penalty of $ 300.00. Each week that any of the said violations remain outstanding after 3/30/94 shall result in an additional penalty of $ 300.00 per week.

If you wish to contest the validity of the above action, you may request a hearing before the Construction Board of Appeals of the County of Hunterdon, within 20 business days of receipt of these Orders. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is $ 50.00 to be forwarded with your application to the Board of Appeals office at Hunterdon County Administrative Building, Flemington, NJ 08822.

If you have any questions concerning this matter, please call: 609-397-0803.

NOTICE OF VIOLATION AND ORDER TO TERMINATE: _____ SCO **DATE:** _____

NOTICE AND ORDER OF PENALTY: Eugene F. Curtis CO **DATE:** 3/23/93

U.C.C. Form F-210A

1-800-446-5575

City of Lambertville

1[illegible] YORK STREET
LAMBERTV[illegible]LE, NEW JERSEY 08530
([illegible]09) 397-0110

NOTICE OF VIOLAT[illegible]ON AND ORDER TO TERMINATE

IDENTIFICATION

OWNER:

Name Lambertville Village Realty, C/O [illegible]. Cohn
Address 24 E. Lawn Drive
Town, State, Zip Holmdel, NJ 07733
Work Site Address 295 N. Main Street

AGENT:

Name SAME
Address
Town, State, Zip
Block 1004 Lot 3

ACTION

Date of Notice: 1/10/94 Compliance Due [illegible]ate 1/24/94 Date of Inspection 1/10/94

TAKE NOTICE that you have been found to be in violation of the Zoning Ordiance of the City of Lambertville in that:

Storage of trailer on above property.
You are in violation of Section 500, [illegible]rticle 500.7 of the Zoning Ordinance of the City of Lambertville - Non-permitted use.

SECTI[illegible]N 1000 - VIOLATIONS

1000 PENALTIES FOR VIOLATION - Any person, fim[illegible] or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enfo[illegible]ement of the provisions of this Ordinance or any order, decisions or determination by the Board of Adju[illegible]ment shall be subject to upon conviction thereof, a fine of not more than two hundred dollars ($200.00) [illegible]or each offense. Each and every day that a violation continues shall constitute a separate offense.

If you have any questions concerning this matte[illegible], please call (609) 397-0803.

NOTICE OF VIOLATION AND ORDER TO TERMINATE Eugene J. Scutt [illegible] DATE: 1/10/94
Construction Official/Zoning Officer

4/27/94
File with violation notice
EB

received
4/26/94

LAW OFFICES OF THE
HUNTERDON COUNTY LEGAL SERVICE CORPORATION
82 PARK AVENUE
FLEMINGTON, NEW JERSEY 08822-1168

MARTHA GONZALEZ, DIRECTOR

(908) 782-7979
TELECOPIER (908) 782-9761

April 25, 1994

Mayor David DelVecchio
18 York Street
Lambertville, NJ 08530

RE: Village Apartments

Dear ~~Mayor DelVecchio~~:

Enclosed are copies of Judge Herr's opinion and order appointing an administrator to oversee repairs at the apartment complex. Beginning May 1, all tenants will be paying their rents to the court.

If you have any questions about this, please call me. With a copy of this letter, I am providing Eugene Venettone with the most recent Department of Community Affairs reinspection.

Sincerely,

HUNTERDON COUNTY LEGAL SERVICE CORPORATION

Estelle Bronstein
Attorney At Law

EB:JLS

Enc.

cc: Eugene Venettone

SUPERIOR COURT OF N. J.
LAW DIVISION
SPECIAL CIVIL PART
HUNTERDON COUNTY

APR 12 1994

DOROTHY K. TIRPOK
COUNTY CLERK

NOT FOR PUBLICATION WITHOUT APPROVAL OF THE COMMITTEE ON OPINIONS

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION:SPECIAL CIVIL PART
HUNTERDON COUNTY
DOCKET NO. HNT-LT-167-93

ELIZABETH JONES and MARY EVANS,	:	
Plaintiffs,	:	Civil Action
-vs.-	:	
LAMBERTVILLE VILLAGE REALTY, LINCOLN MANAGEMENT COMPANY and SHUI YEE LEE,	:	OPINION
Defendants.	:	

DATE DECIDED: April 11, 1994

Estelle Bronstein for plaintiffs (Hunterdon County Legal Service Corporation, attorneys)

Ursula I. Solek for defendants

HERR, J.S.C.

Plaintiffs filed an order to show cause which was returnable before me on March 28, 1994. Plaintiffs are two tenants of defendant Lambertville Village Realty, Ms. Jones being a tenant of apartment 13. Defendant Lincoln Management Company manages the property and Mr. Shui Yee Lee is also a defendant and apparently the owner of Lambertville Village Realty.

This matter first came before the court on June 16, 1993, and a settlement agreement was entered on the record on June 30,

1993, and an interim consent order was signed by Roger F. Mahon, J.S.C., on July 13, 1993, providing as follows:

1. All past due rents and future rents due to defendants from the Hunterdon County Public Housing Agency and the Hunterdon County Board of Social Services were to be deposited with the clerk of the court in accordance with N.J.S.A. 2A:42-85, et seq.

2. A stipulated list of needed repairs, with dates repairs were to be completed, was submitted to the court; the court to resolve any dispute as to needed repairs.

3. Funds in court were to be applied to pay utility bills where service discontinuance was threatened and for emergency repairs where health and safety are threatened.

4. A status conference was scheduled for August 20, 1993.

On September 20, 1993, a second interim consent order was entered by Judge Mahon, providing as follows:

1. Defendants were to commence extermination services for all apartments and common areas on or before September 15, 1993.

2. Defendants were to provide proof of payments to water and gas companies.

3. Repair of certain windowpanes and repair or replacement of certain stoves were to be completed by September 3, 1993.

4. Repair of certain plumbing leaks and repairs in apartment 13 were to be completed by September 10, 1993.

5. Repair of certain rain leaks, completion of repairs in apartments 13 and 14 and investigation of certain heating problems were to be completed by September 15, 1993.

6. Repair of the heating system in apartments 39 and 40 was to be completed by October 1, 1993.

7. Specified funds were to be released to the gas company and the management company.

On October 13, 193, plaintiffs' attorney acknowledged that the conditions of Paragraphs 1, 2 and 3 of the September 20, 1993, order had been satisfied.

On January 11, 1994, plaintiffs' attorney filed a second order to show cause seeking the appointment of an administrator to address the problems created by defendants' purported failure to address two follow-up inspections conducted by the New Jersey State Bureau of Housing Inspectors and noting that a penalty enforcement action was then scheduled for January 24, 1994, before the vicinage chancery judge, Wilfred P. Diana, A.J.S.C., at which the State was seeking $53,772 in penalties against defendants.

As a result of the hearing before Judge Diana, a consent judgment was entered on January 24, 1994, as follows:

1. Judgment in favor of plaintiff Commissioner of Community Affairs was granted against Lambertville Village Realty, a New Jersey partnership, and Shui Yee Lee, for $53,772.

2. Defendants were ordered to abate all fire-safety violations not later than March 1, 1994, and all other violations not later than April 1, 1994; and, if that schedule were met, the judgment would be reduced to $38,000.

The return date of the instant order to show cause was originally January 19, 1994, but ultimately this matter was heard on March 28, 1994. Testimony was presented by plaintiffs and defendants.

Testimony taken from John T. Monahan, Assistant Director for Licensing of the New Jersey Department of Community Affairs, who is responsible for overseeing multiple dwellings, established without contradiction that the property in question was inspected in May 1993; and due to violations, an order to abate was issued on June 11, 1993. When his office re-inspected in September 1993 and October 1993, significant non-abatement was apparent. The results of those three inspections were submitted into evidence as Exhibit P-1. Additionally, a February 25, 1994, field report regarding fire-safety violations (also part of Exhibit P-1) noted "many violations still open" and also noted that electrical work was done without electrical permits being issued by the City. As a result, on March 23, 1994, a penalty notice for failure to obtain an electrical permit before engaging in construction was issued and a penalty was assessed of $300/week to continue each

week until the violation was corrected. As of the hearing date, defendants had not corrected that violation.

Defendants' first witness, Clifford Newcomer, the president and general manager of Lincoln Management Services, testified that he is in charge of maintenance and repairs at Lambertville Village Realty apartments (there are forty-four units in two separate buildings). The above-noted Bureau of Housing violations report for Building 1 was twenty-nine pages long, and for Building 2, it was twenty pages long. Mr. Newcomer also has responsibility for thirty-three "Steiner" apartments and fifty-four apartments in Bordentown. He has a staff of six to help him in all three places, and he also uses subcontractors. Each site has a site manager, who is a contact person for the tenants, but that manager has other employment and the work he/she does is without pay except for a free apartment. The manager's work is limited to painting and general repairs, and it seems reasonable to conclude that the value of the manager's work each month is closely related to the value of the apartment and, thus, quite limited.

At any rate, the most serious violations remaining have to do with the need for forty-four fire doors and automatic door closures. These are fire-safety violations and were listed in the May 1993 report and again in September 1993. Defendants were instructed to correct that violation within sixty days. At the

hearing, Newcomer admitted that only thirty doors were installed as of March 28, 1994, and fourteen remain to be done. He cavalierly suggested that, in his experience, the Division of Community Affairs (DCA) did not follow up as expeditiously as they did here, suggesting that he believed he could take more than sixty days to correct the life-safety violations. I conclude Newcomer was apparently caught off guard when DCA did follow up and sought the January hearing and imposition of penalties. Newcomer acknowledged that the winter storms and snow removal requirements took all but ten days of his workers' time this winter and, thus, there were only those ten days to address general maintenance at all three locations, plus deal with the DCA violations at Lambertville. He also acknowledged that apartments were repaired and refurbished when vacated for re-rental and I conclude re-rental tasks were given a higher priority than the life and safety of the existing tenants. Newcomer also admitted that the extermination required by Judge Mahon's first interim order was being enforced by providing for exterminating only four apartments per month and that the onus to contact management to schedule extermination was put on the tenants; and he suggested he was provided insufficient funds by the landlord to perform the work in a more timely fashion.

Mr. Newcomer also described a ditch that was dug on the premises in early March as necessary to drain water from the

parking lot. Although ordered to fill it by the City, he alleges that cannot be done because of the mud and the equipment getting stuck. It was described by Eugene Venetone, the City construction code official, as thirty to forty feet long and eighteen to twenty-four inches deep and as very dangerous because it contains water and has no protective fence around it.

The result of the above factual findings is that I conclude defendants herein are either incapable or unwilling, or both, to provide housing that fulfills their obligations under New Jersey Statutes and Administrative Code. They have been on notice for over ten months of various deficiencies and, even though some have been corrected, new deficiencies such as the ditch and failure to get electrical permits keep arising and creating new life-safety violations.

For these reasons, plaintiffs seek and are hereby granted the relief requested. I will enter an order as follows:

1. Until further order of the court, all rents due to defendants from all tenants residing at Lambertville Village Apartments, and from any third parties or agencies on behalf of such tenants, shall be deposited with the clerk of the court in Hunterdon County pursuant to N.J.S.A. 2A:42-85, et seq.

2. The deposited rents shall be used to pay all utility and maintenance bills and to remedy all violations cited by the New Jersey Department of Community Affairs, Bureau of Housing, in the

June 11, 1993, "Inspection Report and Orders of the Commissioner"; any hereafter New Jersey Department of Community Affairs, Bureau of Housing, cited violations and county and municipal violations that may occur during the term of the administrator appointed in Paragraph 3 below; defects listed in the "Summary of Repairs Needed"; and any other defects which are dangerous to life, health or safety of the tenants.

3. Louis H. Miller, Esq., is appointed to serve as administrator for Lambertville Village Apartments, to receive from the clerk such amounts of rent as are necessary to pay all utility and maintenance bills as they come due, to arrange and pay for all repairs and renovations noted in Paragraph 2 above, and to negotiate resolution of any enforcement actions filed by any government agency.

4. The administrator shall furnish a bond in the amount of $150,000, the cost of which bond shall be paid from the rent moneys deposited with the clerk of the court.

5. The administrator shall be paid for his services at the rate of $150 per hour, said cost to be paid from the rent moneys deposited with the clerk of the court.

6. Defendants shall provide the administrator with the following information within five days of receipt of the order:

a. The amount of the monthly rent payable from each tenant in the premises;

b. Name, address and account numbers for all utility, trash collection, extermination, and maintenance companies servicing the premises; and copies of all unpaid bills, invoices or requests for payment from said companies;

c. Copies of all contracts with contractors or repair persons currently working on the premises, and copies of all unpaid bills, invoices or requests for payment from said contractors;

d. Copies of any mortgages on the premises, and a listing of the monthly payments due on each mortgage; and

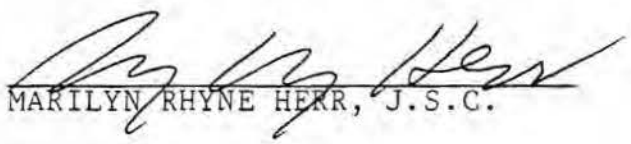
e. A listing of all other fixed costs on the premises, and the amounts and due dates for each payment.

7. The clerk of the court shall provide the administrator with an accounting of the rents currently on deposit pursuant to previous orders entered in this matter and shall make said funds available to the administrator pursuant to this order.

8. The administrator shall keep written accounts itemizing the receipts and expenditures made pursuant to the order, which accounts shall be open to inspection by any interested party.

9. Any rents received by defendants after entry of the order shall be deposited immediately with the clerk of the court.

10. The administrator shall provide a progress report to this court and all parties within seventy-five days of receipt of the order.



MARILYN RHYNE HERR, J.S.C.

APPENDIX C

City of Lambertville Violations

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Work Site Location 295 N MAIN STREET Lambertville **Block** 1004 **Lot** 3 **Qualification Code** _____

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Agent/Contractor _____
Address _____

To: [X] Owner [ ] Agent/Contractor [X] Other: Manager
295 N. Main St.
Lambertville, NJ 08530

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 01/18/07 , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required information in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a certificate of occupancy.**

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A Stop Construction Order was issued. Reinspection of the work site on revealed a failure to comply with that **Stop Construction Order.**

PENALTY

Therefore, you are hereby ORDERED to pay a penalty in the amount of $100.00 for each violation for a total penalty of $100.00

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 02/07/07 , an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is $0 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty [signature] Date: 2-7-6
Construction Official

Notice and Order No. 18757 U.C.C. F212 (4/2003)

Paid ck #1214 $100.- 2-6-7

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#

Date Issued

Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP

Address P.O. Box 446

New Egypt, NJ 08533

Contractor

Address

To: [ ] Owner [ ] Agent/Contractor [X] Other: GUVEN CONSTRUCTION

217 LEWIS STREET

OAKHURST, NJ 07755

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 07/28/11, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required inforr in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a Certificate of Occupancy.**

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on revealed a failure to comply with that **Stop Construction Order.**

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $4,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 08/28/11, an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty: Date: 7-28-11

Construction Official

Notice and Order No. 40422 PermitsNJ PNJF212 rev. (11/2009)

Printed On: 07/28/2011 13:01

ok to reduce to $100. - w/full compliance
permit obtained 7-28-11 KR

Paid cash

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor
Address

To: [X] Owner [ ] Other:
[ ] Agent/Contractor

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 11/10/11, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required inforr in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a Certificate of Occupancy.**

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on revealed a failure to comply with that **Stop Construction Order.**

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $2,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 12/10/11 an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty: Construction Official Date: 11-10-11

Notice and Order No. 42282 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 11/10/2011 15:12

Apt 18 carpet, plumbing fixtures, etc

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#

Date Issued

Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP

Address P.O. Box 446

New Egypt, NJ 08533

Contractor

Address

To: [X] Owner [ ] Other:

[ ] Agent/Contractor

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 11/10/11, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required inforr in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a Certificate of Occupancy.**

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on revealed a failure to comply with that **Stop Construction Order.**

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $2,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 12/10/11 an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
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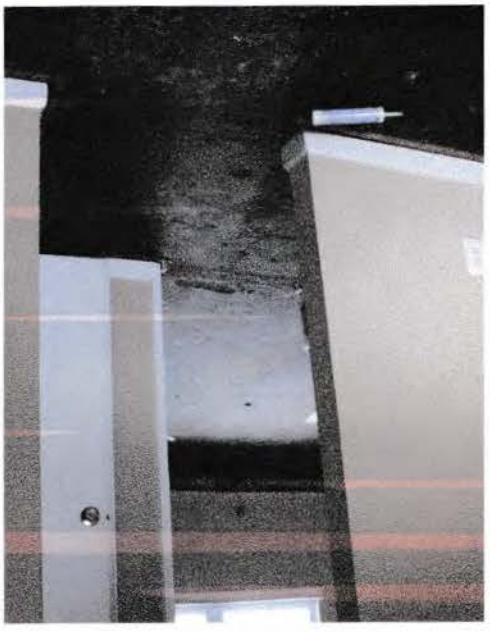
Notice & Order of Penalty: Construction Official Date: 11-10-11

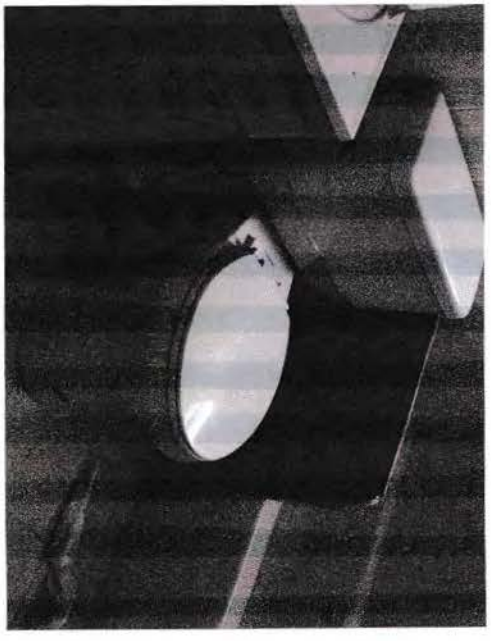
Notice and Order No. 42302 PermitsNJ PNJF212 rev. (11/2009)

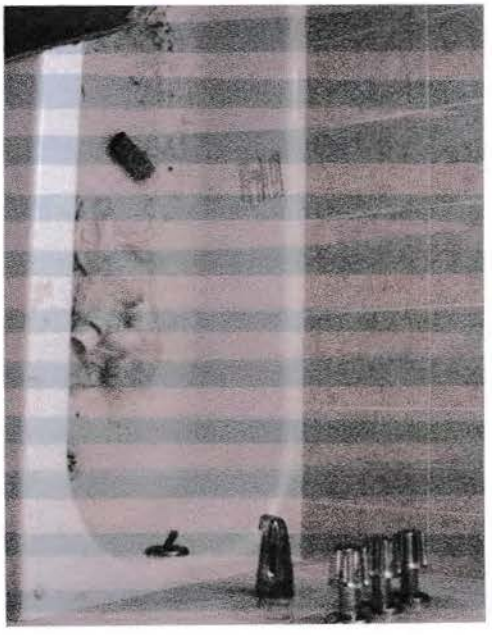
Printed On: 11/10/2011 15:22

Apts 3,4 carpet, plumbing fixtures, etc

JPS Mkt.







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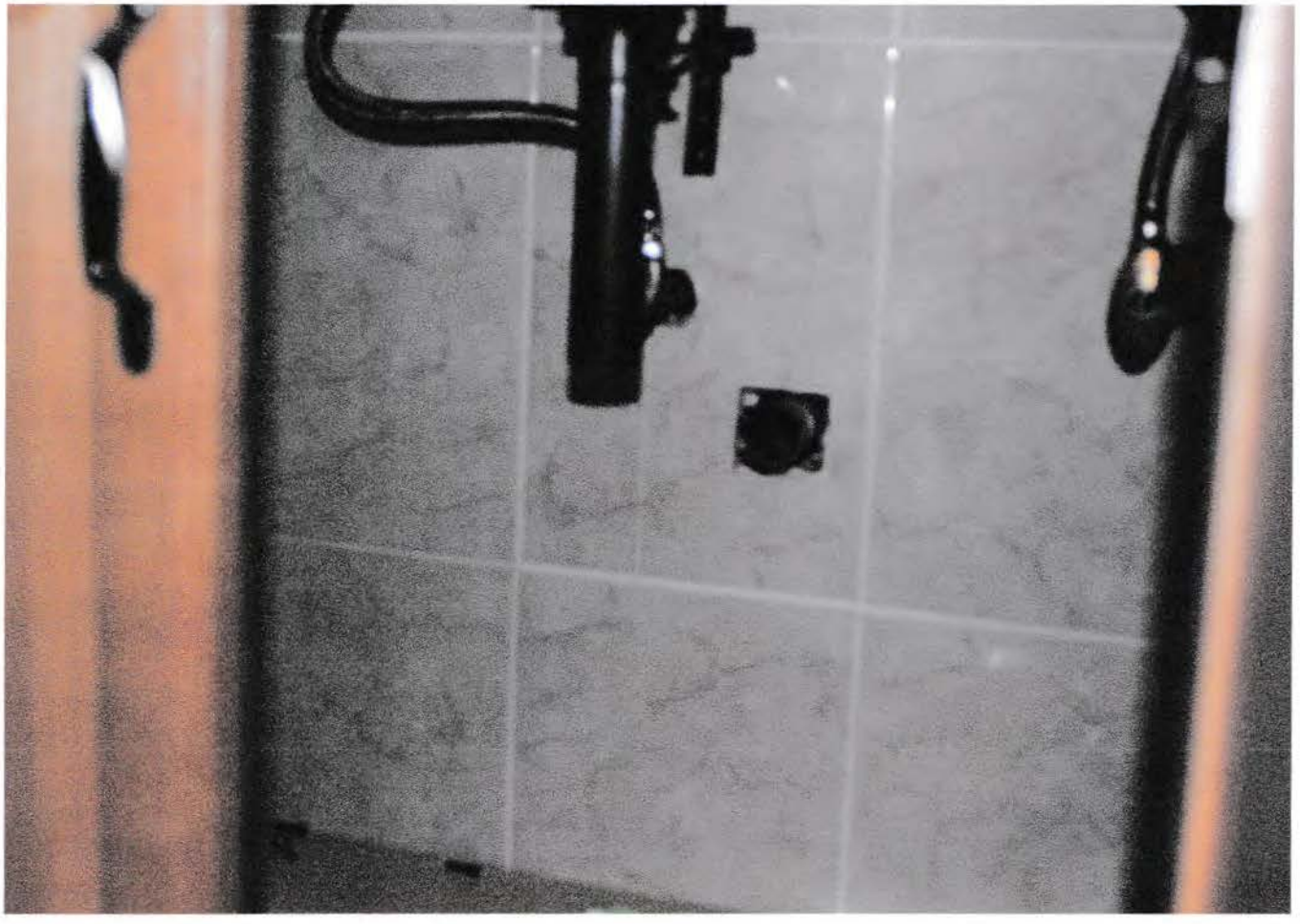

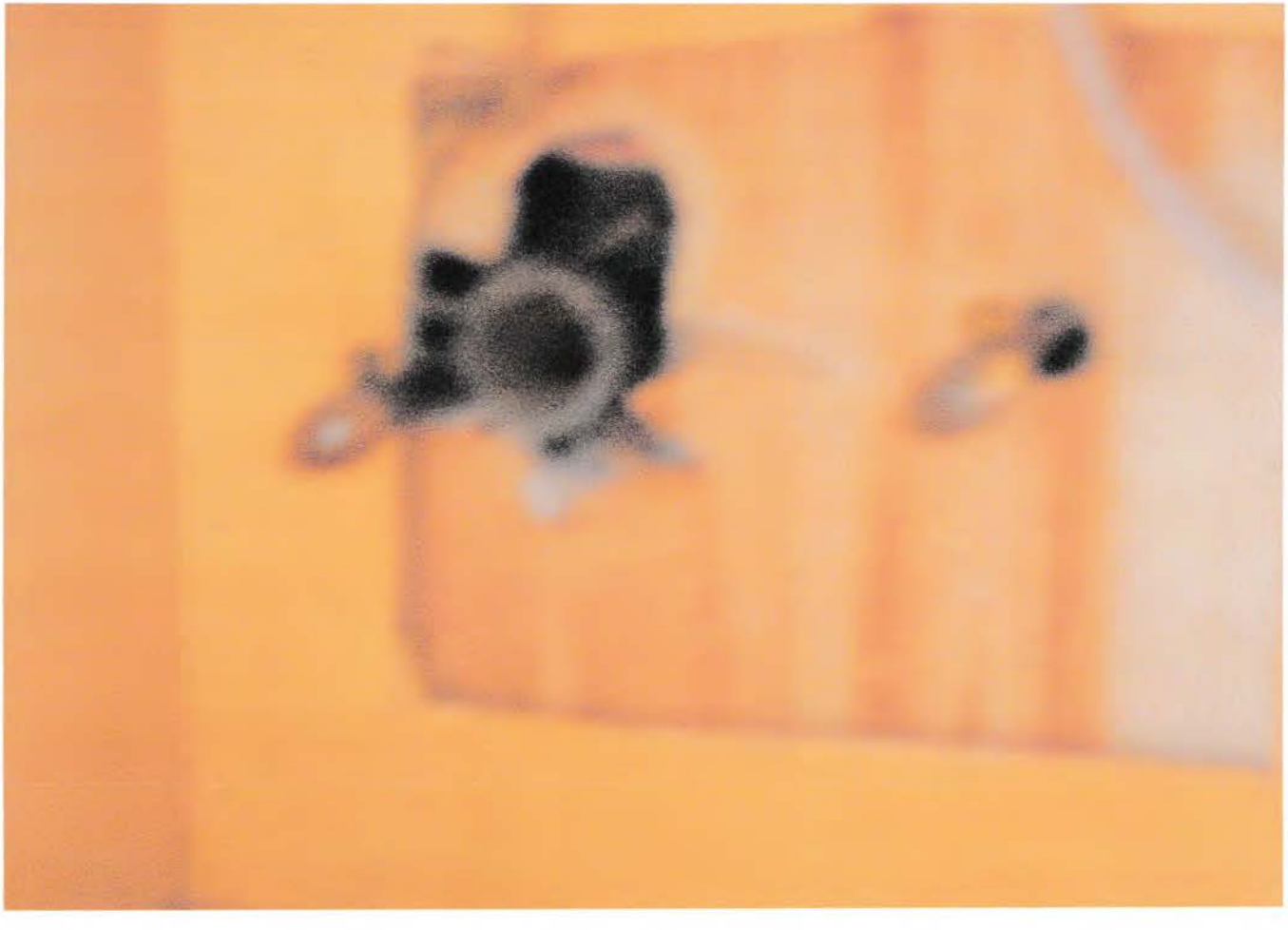

County of Hunterdon New Jersey

Construction Board of Appeals
PO Box 2900
Flemington, New Jersey 08822-2900
(908) 788-1116
Fax (908) 806-3721

RECEIVED
MAR 23 2012
BY: CL

EDWARD O'BRIEN
Chairman

MEGAN S. YOUELLS
Secretary

March 22, 2012

Lambertville Village Realty
c/o Michael D Mirne, Esq
3200 Sunset Ave
Ocean NJ 07712

AND

Construction Official
City of Lambertville
18 York Street
Lambertville NJ 08530

Re: Decision of the Construction Board of Appeals

Enclosed is a copy of the Decision of the Construction Board of Appeals. This matter will be considered closed and final pending any contests.

If you have any further questions please contact me.

Megan S Youells

Megan S. Youells
Board Secretary

DECISION OF THE CONSTRUCTION BOARD OF APPEALS

Date Issued: _____

Permit Number: N/A

Work Site Location: LAMBERTVILLE CITY
Lot 3 Block 1004
295 North Main Street
Lambertville, NJ 08530

Owner in Fee: Lambertville Village Realty Company
Post Office Box 446
New Egypt, NJ 08533

Agent: Michael D. Mirne, Esq.
3200 Sunset Avenue
Ocean, NJ 07712

ACTION

Hearing Date(s): December 21, 2011

The Construction Board of Appeals of the County of Hunterdon, having heard the appeal of the owner and/or agent named above in accordance with N.J.A.C. 5:23A-2.3, renders the Decision set forth below and on the following pages.

Appearance of the Parties:

Applicant: Georgine Young

Municipality: Kenneth Rogers, Construction Official

Appearance of Counsel:

Applicant: Michael D. Mirne, Esq.

Municipality: None

Expert Witness(es):

Applicant: None

Municipality: None other than Construction Official

-- CONTINUED ON FOLLOWING PAGE(S) --

If you wish to contest the Board's Decision, you may file an appeal with a court of competent jurisdiction within thirty (30) days of the receipt of this form.

Dated: 3.21.12

EDWARD O'BRIEN

Chairperson

HUNTERDON COUNTY CONSTRUCTION BOARD OF APPEALS

Date Applicant Received Notice of Underlying Violation: November 15, 2011 ±

Date Appeal Filed: November 30, 2011

Maximum Permissible Penalty: $4,000.00 (See Note)

Board Members Present & Voting:

(1) Edward O'Brien
(2) Ronald Tillet, Jr.
(3) Paul Grefe
(4) John Sherlock
(5) Alan Horton
(6)
(7)

Board Members Present But Not Voting:

(1) Arthur Brannick
(2) Paul Krasovic
(3) John Melick
(4) Ralph Finelli

STATEMENT OF PERTINENT FACTS

The applicant is the record owner of a multi-unit residential complex in the City of Lambertville, Hunterdon County, New Jersey. During a routine periodic inspection of these premises, the Fire Marshall observed that construction work was being performed in several units. After ascertaining that no permits had been obtained, two Notices and Orders of Penalty (copies attached) for Apartment 18 and Apartments 3 & 4 were issued citing the applicant for its failure to obtain construction permits. This appeal was timely filed thereafter.

BOARD'S ANALYSIS

As to the underlying violations, the applicant offers the excuse that its contractor had advised that no permits were needed for the bath room fixture and carpeting removal/installation which constituted the bulk of the work being done. While permits may not have been required if the premises was a single family residence, they were clearly necessary for this multi-unit property. The hearsay-like ignorance excuse is not a vaild defense.

Since there were underlying violations of the UCC, we need to only determine whether the penalty is "clearly excessive" as provided in N.J.A.C. 5:23A-2.3(g). The total penalty specified in the Notice & Order was $4,000.00. The construction work was not extensive and the failure to obtain the permits was not egregous. The applicant has filed for the needed permits and paid the required fees. On the other hand, we find that the applicant's agents took a cavelier attitude toward the permitting process and should have known that permits for this work were needed.

STATEMENT OF DISPOSITION

Based upon the foregoing and the suggestion of the Construction Official, we believe that a total penalty of One Thousand Dollars ($1,000.00) is the appropriate sanction. This reduction is contingent upon the applicant's full cooperation with the Construction Code Office in obtaining all of necessary permits, inspections and approvals for the work being done.

NOTE: We did not expressly determine the maximum penalty. It could be argued that there was only one underlying violation yielding a $2,000.00 maximum penalty. It could also be argued that since there were three units under construction without a permit, a $6,000.00 maximum penalty might be authorized. Since we determined thatthe appropriate penalty was less than $2,000.00, determing the technical question of the maximum penalty is a moot point and should be decided when the determination is important.

NOTICE TO APPLICANT WHEN PENALTY IS REDUCED

If the violation giving rise to the imposition of the original penalty remains unabated after 30 days following the receipt of this decision by you, the original penalty may be reinstated. The enforcing agency may extend this time period.

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor
Address

To: [X] Owner [ ] Other:
[ ] Agent/Contractor

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 11/10/11, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required inform in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a Certificate of Occupancy.**

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PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $2,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 12/10/11 an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
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The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty: Construction Official Date: 11-10-11

Notice and Order No. 42302 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 11/10/2011 15:22

Apts 3,4 carpet, plumbing fixtures, etc

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code _____

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor _____
Address _____

To: [X] Owner [ ] Other: _____
[ ] Agent/Contractor

ACTION

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Notice & Order of Penalty: _____ Construction Official Date: 11-10-11

Notice and Order No. 42282 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 11/10/2011 15:12

Apt 18 carpet, plumbing fixtures, etc

County of Hunterdon New Jersey

Construction Board of Appeals
PO Box 2900
Flemington, New Jersey 08822-2900
(908) 788-1116
Fax (908) 806-3721

RECEIVED
DEC 0 1 2011
BY: CC

EDWARD O'BRIEN
Chairman

MEGAN S. YOUELLS
Secretary

NOTICE OF HEARING

TO: Lambertville Village Realty, Applicant
C/o Michael D Mirne, Esq
3200 Sunset Ave
Ocean NJ 07712

AND: Construction Official
City of Lambertville
18 York St
Lambertville NJ 08530

The Board is in receipt of the Appeal Applications involving the above-named parties. A copy of the materials submitted by the Applicant is attached to Construction Code Officials copy of this notice.

Please be advised that a hearing on this appeal will be held on Wednesday, December 21, 2011at 4:30 pm. in the Freeholder's Meeting Room, 2nd Floor, Building 1, 71 Main Street, Flemington, New Jersey. If this matter can't be heard or there are any questions on this matter please call the Board Secretary at (908)788-1116.

The applicant (or if the applicant is not a natural person, an officer of the applicant) or the applicants' attorney must appear at the hearing. The Construction Code Official is reminded that State Regulations require that the complete file for this matter be made available at the time of the hearing.

Adjournments will be granted only in accordance with the policy set forth on the attachment to this notice.

Dated: Nov 30, 2011

Megan S. Youells

Megan S. Youells,
Board Secretary

ADJOURNMENT POLICY

Adjournments:

The Board Secretary shall have the authority to grant adjournment requests only when:

1. Both parties consent to the request and the consent is evidenced by a writing received by the Board Secretary within the time period allowed for adjournment requests, and;

2. Requests are received no later than 4:00PM on the Monday prior to the scheduled meeting. If Monday is a holiday, then the request must be received by 4:00pm on the preceding Friday.

Re-Filing Consent:

If an adjournment request is made after the expiration of the above time frame, the Board Secretary shall have the authority to grant a request that the appeal be re-filled provided:

1. Both parties consent to the request and the consent is evidenced by a writing received by the Board Secretary prior to the time the meeting is scheduled to commence, and;

2. Both parties acknowledge that the appeal is being re-filled effective as of the date of the original filing and that an additional $100.00 filing fee shall be due the Board from the party seeking the adjournment.

LAW OFFICE OF
MICHAEL D. MIRNE
A Limited Liability Company
3200 Sunset Avenue • Ocean, New Jersey 07712 • 732-988-7200 • fax 732-776-7444 • www.mirnelaw.com

November 28, 2011

NOV 30 2011

CERTIFIED MAIL
Hunterdon County Board of Appeals
P.O. Box 2900
Flemington, NJ 08822

Re: 295 North Main Street, Lambertville

Dear Sir or Madam:

This office represents Lambertville Village Realty. We are in receipt of the 2 enclosed violation notices for that property. By way of this letter, we are requesting an appeal of both matters. Enclosed are our filing fees in the amount of $100 per matter. Should you have any questions, please feel free to contact this office.

Respectfully submitted,

Michael D. Mirne, Esq.

Cc: City of Lambertville
Attn: Construction Appeals
18 York Street
Lambertville, NJ 08530

Client

x(CK 7454
$200 –
MJ

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor
Address

To: [X] Owner [ ] Other:
[ ] Agent/Contractor

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

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PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $2,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 12/10/11 an additional penalty of $2,000.00 per [X] week [ ] day shall result.

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Notice & Order of Penalty: Construction Official Date: 11-10-11

Notice and Order No. 42282 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 11/10/2011 15:12

Apt 18 carpet, plumbing fixtures, etc

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor
Address

To: [X] Owner [ ] Other:
[ ] Agent/Contractor

ACTION

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Notice & Order of Penalty: Construction Official Date: 11-10-11

Notice and Order No. 42302 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 11/10/2011 15:22

Apts 3,4 carpet, plumbing fixtures, etc

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#
Date Issued
Control#

Work Site Location 295 N MAIN STREET Lambertville Block 1004 Lot 3 Qualification Code _____

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PROP
Address P.O. Box 446
New Egypt, NJ 08533

Contractor _____
Address _____

To: [X] Owner [ ] Agent/Contractor [ ] Other: _____

ACTION

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PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $1,000.00 for each violation for a total penalty of $1,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 12/10/11, an additional penalty of $2,000.00 per [X] week [ ] day shall result.

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If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty: _____ Date: 5-14-12
Construction Official

Notice and Order No. 42282 PermitsNJ PNJF212 rev. (11/2009)
Printed On: 05/14/2012 15:12

Reduced to $1,000 per Hunterdon County CBOA
KR

City of Lambertville

18 York Street
Lambertville, NJ 08530

Phone: 609-397-0110 Fax: 609-397-2203

David M. DelVecchio
Mayor

Steven M. Stegman
Council President

Beth Asaro
Councilwoman

Wardell Sanders
Councilman

Elaine Warner
Councilwoman

May 3, 2012

Lambertville Village Reality Company
PO Box 446
New Egypt NJ 08533

Re: Violation and Written Decision of the County Board of Appeals
295 North Main Street, Block 1004 Lot 3

To Whom It May Concern:

We have not received the payment for the violations noted in the above decision by the Hunterdon County Board of Appeals. Due to the fact that more then 30 days have passed, the original penalty amount of $4,000.00 has been reinstated per the notice in the Board's decision. At this time, we are requiring payment be sent immediately.

It has also been noted that inspections for work done have not been requested as required by the Board's decision.

Further non-compliance will result in a summons being issued through the court system.

If you have any questions, you can reach me at (609) 397-0803.

Sincerely,

Ken Rogers
Construction Official

City of Lambertville

18 York Street
Lambertville, NJ 08530

Phone: 609-397-0110 Fax: 609-397-2203

David M. DelVecchio
Mayor

Steven M. Stegman
Council President

Beth Asaro
Councilwoman

Wardell Sanders
Councilman

Elaine Warner
Councilwoman

March 26, 2012

Lambertville Village Reality Company
PO Box 446
New Egypt NJ 08533

Re: Violation for 295 North Main Street
Block 1004 Lot 1004

To Whom It May Concern:

We have received a copy of the Decision of the Construction Board of Appeals regarding the above violation that was issued. They have determined that a fine of $1,000.00 was appropriate in this case.

At this time we are requesting that you submit the approved penalty amount in full. Please make your check, in the amount of $1,000.00, payable to the City of Lambertville and submit to 18 York Street, Lambertville NJ 08530, within the next thirty (30) days.

If you have any questions, please contact this office at (609) 397-0803.

Sincerely,

Ken Rogers
Construction Official

Bureau of Fire Prevention
City of Lambertville
18 York Street
Lambertville, NJ 08530

INSPECTION CERTIFICATE

VILALGE APARTMENTS

295 North Main Street, Lambertville, NJ 08530

SATISFACTORY COMPLIANCE

These premises were inspected on September 18, 2014

This certifies that the referenced property has been inspected pursuant to the Uniform Fire Safety Act (N. J. A. C. 52:27D-192 ET SEQ.) and satisfies minimum requirements of the New Jersey Uniform Fire Code (N. J. A. C. 5:70-1 ET SEQ.) Certificate valid for one year from inspection date.

FIRE OFFICIAL certification # 145081
John Barczyk

This certificate must be posted in a conspicuous location at the above premises

CITY OF LAMBERTVILLE
BUREAU OF FIRE PREVENTION
18 York Street
Lambertville, NJ 08530
609-397-0803

FIRE CODE VIOLATIONS

Owner/Agent: Village Apartments.

Premises: 295 North Main St. Lambertville NJ 08530

[✓] Maintenance
[ ] Retrofit
[ ] Continuation Sheet

Registration No: —

Date: 9-18-14

Print Name: John Barczyk

JB
Inspector's Signature

[ ] *If box is checked, a New Jersey State Uniform Construction Code Permit is required.*

Inspector Name & Reinspection Date>

U/A1 _____

U/A2 _____

U/A3 _____

Violations cited in the above premises are as follows:

No.	Location	Nature & Description of Violation & Action Required for Abatement	Code Reference N.J.A.C. 5:70-3 / 4	Abate By Time/Date (11 AM)	U/A1 10/23/14	U/A2	U/A3
1	HALL - Stairway 33-34	Fire Extinguisher Empty - Recharge	906.2	10/16/14	A		
2	Apt 34	Carbon monoxid - Replace	4.4		A		
3	Hall - Unit 44	- Emg light repair as Needed	604.1				
4	Hall - Stairway 24-23	Emg light - Repair	604.1		A		
5		Furniture in Hallway - Remove	1028.3				
6	Unit 24	Carbon monoxide Replace	4.4		A		
7	Unit 2	Smoke Detector Replace	4.4		A		
8	Unit 1	Smoke Detector Replace	4.4		A		

[ ] If box is checked, see additional page(s) for violations _____ to _____

Key: "A" Violation Corrected
"U" Violation Uncorrected

NOTE: The numbering of violations is for identification purposes only and shall not be construed as bearing in any way on the seriousness of any violation.

N.J.A.C. 5:70-3, 2006 International Fire Code New Jersey Edition.

N.J.A.C. 5:70-4 New Jersey Fire Safety Code

I-102 Revised 7/09

CITY OF LAMBERTVILLE
BUREAU OF FIRE PREVENTION
18 YORK STREET
LAMBERTVILLE, NJ 08530
(609) 397-0803

INSPECTION REPORT

Type of Inspection: [✓] Annual [ ] Quarterly [ ] Complaint

Municipal Code	Occupancy Load	LHU Class	BOCA Use	Seasonal	Registration Number
1017-001					

Business Name	Street Address		
Village Apartments	295 North Main St		
Municipality	**State**	**Zip Code**	**Telephone**
Lambertville	NJ	08530	

Owner's Name	Street Address		
Georgene			
Municipality	**State**	**Zip Code**	**Telephone**
516-7858			
Mailing Information (if different from above) Business Name	**Street / P.O. Box**		
Municipality	**State**	**Zip Code**	**Telephone**

Attic	[✓] yes	[ ] no	Exit Signs	[ ] yes	[✓] no
Basement	[ ] yes	[✓] no	Emergency Lights	[✓] yes	[ ] no
Roof Hatches	[ ] yes	[✓] no	Fire Escape	[ ] yes	[✓] no
Skylights	[ ] yes	[✓] no	Elevators	[ ] yes	[✓] no
			Elevator Recall	[ ] yes	[✓] no

Stories 2

Exits Per Floor 1

Area (in Sq. Ft.)
Building:
LHU
Basement

Extinguishers (✓) yes ( ) no 10/13
Test Records ( ) yes ( ) no

Cooking Protected ( ) yes ( ) no ( ) n/a
Test Records ( ) yes ( ) no

Sprinklers: ( ) yes ( ) no (✓) n/a
( ) full ( ) basement
( ) partial ( ) spray booth
Test Records: ( ) yes ( ) no

Fire Pump: ( ) yes ( ) no
Test Records: ( ) yes ( ) no

Fire Department Connection: ( ) yes ( ) no

Sprinkler Alarm: ( ) yes ( ) no
( ) local ( ) central

Date of Last Inspection:

Fire Detection System
(✓) yes ( ) no

	Test Records
(✓) Smoke Detectors - Hard Wired	( ) yes ( ) no
( ) Smoke Detectors - Battery	( ) yes ( ) no
( ) Heat Detectors	( ) yes ( ) no
( ) Manual Pull	( ) yes ( ) no

Alarm: ( ) Local ( ) Central Station

Standpipes
( ) yes ( ) no ( ) wet ( ) dry

Test Records. ( ) yes ( ) No

Fire Department Connection
( ) yes ( ) no

Alarm: ( ) yes ( ) no
( ) Local ( ) Central

Date of Last Inspection

PERMITS
[ ] Annual
[ ] Temporary

Type:

Date issued:

Date of Expiration

Permit Number

Emergency Generator: ( ) yes ( ) no ( ) N/A Records: ( ) yes ( ) no

Valid C.O. (if known): [ ] yes [ ] no
[ ] not available
Date Issued:

Floor Construction	[✓] Concrete	[✓] Wood	[ ] Trusses			
Bearing Walls	[ ] Concrete	[✓] Block	[ ] Wood	[ ] Brick	[ ] Metal	[ ] Other
Ceiling	[ ] Plaster	[✓] Sheet Rock	[ ] Wood	[ ] Acoustic	[ ] Metal	[ ] Other
Roof Construction	[ ] Concrete	[ ] Reinf. Concrete	[✓] Wood	[ ] Trusses	[ ] Metal	[ ] Other
Heating [ ] Oil	[ ] Gas	[ ] Electric	[ ] Other	[ ] Hot Water	[ ] Hot Air	[ ] Steam
Electric	[ ] Fuses	[✓] Circuit Breakers		Wiring	[✓] Good	[ ] Poor

John Barczyk
Inspector (print)

145081
Certification #

Number of Violations
Maint: Retro:

9-18-14
Inspection Date

5:71-3.7(b)1. Report Reviewed By:

Comments on Back: [ ] yes

City of Lambertville

18 York Street
Lambertville, NJ 08530
www.lambertvillenj.org

NOTICE OF VIOLATONS AND ORDER TO CORRECT

Page 1 of 2

Date: 9-18-14 Inspector: J. BARCZYK Registration No: —

Name of Business, Structure, Premises		
Village Apartments.		
Address: 295 North Main St Lambertville NJ 08530		
Telephone Number	LHU Classification	BOCA Use Group
609 516-7858		

OWNER	AGENT	TENANT/OPERATOR
Name: Lambertville	Village Realty	
Address: Po Box 446		
City, State, Zip New Egypt NJ 08533		
Telephone Number		

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the CITY OF LAMBERTVILLE disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq) promulgated pursuant to the NJ Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the COMMISSIONER to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a re-inspection discloses that violations have not been corrected, you will be subject to penalties of up to $5,000.00 per violation per day or as otherwise authorized by the Act & Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

Commissioner Department of Community Affairs

By: John Barczyk
FIRE OFFIICAL

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

Signature	Printed Name	Title	Date

APPEAL RIGHTS-EXTENSTIONS

See reverse side for information concerning your administrative appeal rights.

City of Lambertville
Bureau of Fire Prevention
18 York Street
Lambertville, NJ 08530
(609) 397-0803

Lambertville Village Realty
PO Box 446
New Egypt NJ 08533

Date: September 18, 2014
Invoice#: 1017-119-09-14
Inspection Location: 295 N. Main Street, Lambertville, NJ 08530

Annual Fire Prevention Inspection per:
City of Lambertville Ordinance No.2003-08 Section 11-1.6a
Inspected: September 18, 2014

Annual inspection fee:	R-2 - 44 Apartments	**$350.00**

Please return bottom portion with payment to:

City of Lambertville
Bureau of Fire Prevention
18 York Street
Lambertville, NJ 08530

Invoice#: 1017-119-09-14
Inspection Location: 295 N Main Street, Lambertville, NJ 08530

VILLAGE APARTMENTS

Net 14 days Payment Enclosed: $350.00

CITY OF LAMBERTVILLE
FIRE PREVENTION OFFICE
18 York Street
Lambertville, NJ 08530
Phone (609) 397-0803

Occupant Name:	Village Apartments	**InspectionType:**	Multiple Family
Address:	295 North Main Street	**Inspection Date:**	11/17/2017
City:	Lambertville	**Inspected By:**	Frank D'Amore

Insp. Result	Location	Code Set	Code
Fail	Floor 1	New Jersey Uniform Code 2012 Administration and Enforcement	N.J.A.C.5:70-2.1 - Enforcement authority

Code Text:

(a) It shall be the duty and responsibility of the agency having jurisdiction in accordance with N.J.A.C. 5:71-2.2 to enforce the provisions of this Code as set forth herein.

1. Where no local enforcing agency has been created the Division shall enforce the provisions of this Code for life hazard uses or whenever conditions which constitute an imminent hazard are found to exist.

(b) The local enforcing agency shall periodically inspect all premises, except owner-occupied Use Group R-3 and R-4 structures used exclusively for dwelling purposes. These inspections shall be made in accordance with the schedule contained in this Code, when required under any cyclical inspection program, and as often as may be necessary for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire operations, or endanger life, or any conditions constituting violations of the provisions or intent of this Code or a locally adopted amendment. Except in the case of cyclical inspection programs or other good cause, inspections shall not include occupied dwelling units.

(c) Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the fire official or his or her authorized representative has reasonable cause to believe that there exists in any or upon any premises any condition which makes such building or premises unsafe, the fire official or his or her authorized representative may enter such premises, at all reasonable times to inspect the same or to perform any duty imposed upon the fire official by this code, provided that if such premises be occupied, he or she shall first present proper credentials and demand entry; and if such premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and demand entry.

1. No owner or occupant or any other persons having charge, care or control of any premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the fire official or his or her authorized representative for the purpose of inspection and examination pursuant to this Code. If the owner or occupant denies entry, the fire official or his or her authorized representative shall obtain a proper warrant or other remedy provided by law to secure entry.

(d) Local enforcing agency personnel shall use this Code to enforce N.J.A.C. 5:76-1.4.

Inspector Comments: Provide contact information for the owner of property including name, phone number and mailing address.

Fail	Floor 1	New Jersey Uniform Code 2012 Fire Safety Code	N.J.A.C.5:70-4.11 - Means of egress

Code Text:

(a) Every story utilized for human occupancy having an occupant load of 500 or less shall be provided with a minimum of two exits, except as provided in (b) below. Every story having an occupant load of 501 to 1,000 shall have a minimum of three exits. Every story having an occupant load of more than 1,000 shall have a minimum of four exits.

1. Each mezzanine with an occupant load of more than 50 and in which the travel distance to an exit exceeds 75 feet shall have access to at least two independent means of egress by November 6, 1990.

2. When more than one exit is required, an existing fire escape shall be accepted as providing one of the required means of egress unless judged to be dangerous for use under emergency exiting conditions.

i. Access to a fire escape shall be through a door, except that window access shall be permitted from single dwelling units or guestrooms in Use Groups R-1, R-2 and I-1 or when serving spaces having a maximum occupant load of 10 in other use groups.

(1) Exception: Window access shall be permitted to serve more than one guestroom for bed and breakfasts in Use Group R-1 provided that the window serves a floor with a maximum occupant load of 10 and that the window has a clear opening of at least 5.7 square feet, a minimum net clear opening of 24 inches in height, a minimum net clear opening of 20 inches in width, and a sill height of not more than 44 inches above the finished floor.

(2) For bed and breakfasts in Use Group R-1, where a door is required because the occupant load served exceeds 10, the door shall have a clear opening of at least 10 square feet, a minimum net clear opening of 54 inches in height and a minimum net clear opening of 24 inches in width.

3. Any new fire escapes shall be constructed and installed in accordance with the Uniform Construction Code Formal Technical Opinion No. FTO-3 dated June 2001.

i. Access to a fire escape shall be through a door installed in accordance with the Uniform Construction Code Formal Technical Opinion No. FTO-3 dated June 2001, except that window access shall be permitted from single dwelling units or guestrooms in Use Groups R-1, R-2 and I-1 or when serving spaces having a maximum occupant load of 10 in other use groups.

(1) Exception: Window access shall be permitted to serve more than one guestroom for bed and breakfasts in Use Group R-1 provided that the window serves a floor with a maximum occupant load of 10 and that the window has a clear opening of at least 5.7 square feet, a minimum net clear opening of 24 inches in height, a minimum net clear opening of 20 inches in width, and a sill height of not more than 44 inches above the finished floor.

(2) For bed and breakfasts in Use Group R-1, where a door is required because the occupant load served exceeds 10, the door shall have a clear opening of at least 10 square feet, a minimum net clear opening of 54 inches in height and a minimum net clear opening of 24 inches in width.

4. In all buildings of Use Group A, Use Group E, up to and including the 12th grade, buildings of Use Group I, rooming houses and child care centers, ladders of any type are prohibited on all new and existing fire escapes used as a required means of egress.

5. All occupants shall have unobstructed access to all new and existing fire escapes without having to pass through a room subject to locking.

6. In all bed and breakfast homestays, every sleeping room shall be provided with an approved window having sill height of not more than 44 inches.

7. In dwelling units in basements or stories below grade in buildings of Use Group R-2 that are not equipped throughout with an automatic fire sprinkler system, there shall be at least two exits from each dwelling unit.

i. An approved window providing a clear opening of at least five square feet in area, a minimum net clear opening of 24 inches in height and 20 inches in width, and a sill height of not more than 44 inches above the finished floor, shall be acceptable as one of the required exits.

(b) In buildings having only one exit, the single exit condition shall be permitted to continue as follows:

1. In buildings of Use Group R-3;

2. In all buildings, in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet;

i. Exception to (b)2 above: In buildings of Use Group I and in rooming houses and child care centers, regardless of Use Group, two means of egress shall be required.

3. In buildings of Use Groups R-1 and R-2, from floors that are not more than 16 feet above exterior grade.

i. In community residences for the developmentally disabled, the maximum occupant load, excluding staff, is 12.

4. In buildings of Use Groups R-1 and R-2, not more than two stories in height, from floors that are not more than 16 feet above exterior grade, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet. The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.

i. In community residences for the developmentally disabled, the maximum occupant load, excluding staff, is 12.

5. In buildings of Use Group B or S-2, not more than two stories in height, which are not greater than 3000 square feet per floor, when the exit access travel distance does not exceed 75 feet. The minimum fire resistance rating of the exit enclosure and of the opening protection shall be one hour.

6. Open parking structures where vehicles are mechanically parked.

(c) In multi-level dwelling units in buildings of Use Groups R-1 or R-2, an exit shall not be required from each level of the dwelling unit provided that the following conditions are met:

1. The building in which such dwelling units are contained is of type 1 or type 2 construction and the travel distance within the dwelling unit does not exceed 75 feet; or

2. The building in which such dwelling units are contained is not more than three stories in height and all third floor space is part of one or more dwelling units located in part on the second floor and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.

(d) All rooms and spaces having an occupant load greater than 50 or in which the travel distance exceeds 75 feet shall have a minimum of two egress doorways.

1. The following are exceptions to (d) above:

i. Storage rooms having a maximum occupant load of 10;

ii. Classrooms having a maximum occupant load of 75 in buildings equipped throughout with an automatic fire suppression system;

iii. In buildings of Use Group I-2, any patient sleeping room or suite of rooms greater than 1,000 square feet shall have a minimum of two egress doorways.

(e) When buildings of Use Groups A-2 and A-3 have more than two individual rooms which can be used for separate functions and each room has an occupant load of more than 300, the required egress doors from such rooms shall lead directly outside or to an exit passageway.

1. Such passageways shall be completely enclosed by assemblies having a fire-resistance rating of not less than two hours.

2. Such passageways shall not be used for any other purpose and shall lead directly outside.

(f) The capacity of means of egress in each story shall be sufficient for the occupant load thereof.

1. The capacity per unit of egress width shall be computed in accordance with the Table 5:70-4.11(f)1 for the specified use groups.

Table 5:70-4.11(f)1

CAPACITY PER UNIT EGRESS WIDTH

Without fire suppression	With fire suppression system

System Number of occupants			Number of occupants	
Use group	Stairways	Doors, Ramps and Corridors	Stairways	Doors, Ramps and Corridors $D
A	75	100	113	150
B	60	100	90	150
E	75	100	113	150
F	60	100	90	150
H	—	—	60	100
I-1	60	100	90	100
I-2	22	30	35	45
I-3	60	100	90	150
M	60	100	90	150
R	75	100	113	150
S	60	100	90	150

2. The unit of egress width for all approved types of means of egress parts and facilities shall be 22 inches with a credit of one half unit for each 12 inches width in addition to one or more 22 inch units. Fractions of a unit of width less than 12 inches shall not be credited.

3. The maximum permitted occupant load of a given space shall be determined by dividing the floor area for a given use by the occupant load factor in Table 5:70-4.11(f)3.

i. Except in Use Group A-2 (nightclubs), the occupant load may be equal to the total number of occupants for whom exit capacity is provided as determined by (f)1 above. The resulting total occupant load shall not exceed one occupant per five square feet of net floor area over the entire use.

Table 5:70-4.11(f)3

Floor Area Per Occupant

Use	Occupant Load Factor in square feet per occupant$D
Assembly	
Fixed seating	Note 1
Tables and chairs	15 net
Chairs only	7 net
Dance floors	7 net
Standing space	5 net
Waiting space (Note 2)	3 net
Bowling centers	
Lanes	5 persons
Other areas	per assembly above
Business	100 gross
Educational	
Fixed seating	Note 1
Classrooms	20 net
Shops and vocational areas	50 net
Industrial	100 gross
Institutional	
Inpatient treatment	240 gross
Outpatient	100 gross
Sleeping rooms	120 gross
Library	
Reading room	50 net
Stack area	100 gross
Mercantile	

Grade floor or basement	30 gross
All other floors	60 gross
Storage, stock, shipping	300 gross
Parking garages	200 gross
Residential	200 gross
Storage areas, mechanical equipment room	300 gross

Note 1. The occupant load for that portion of an assembly area having fixed seats shall be determined by the number of fixed seats installed. Capacity of seats without dividing arms is one person per 18 inches. For booths, one seat equals 24 inches. One person is allowed for each fixed seat with dividing arms or fixed stand alone stool.

Note 2. Waiting space means that space in an assembly occupancy where persons are admitted to the building at times when seats are not available to them and are allowed to wait in a lobby or similar space until seats are available. Such use of the lobby or similar space shall not encroach upon the required clear width of exits.

(g) All buildings of Use Group A with an occupant load of 100 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load. The remaining exits shall be capable of providing two-thirds of the total required exit capacity.

1. For Use Group A-2 (nightclubs), the main exit and at least one remaining exit shall be placed a distance apart equal to one-half the length of the maximum overall diagonal distance of the area served in buildings not equipped throughout with an automatic fire sprinkler system and one-third the maximum overall diagonal distance of the area served in buildings or portions thereof that are equipped throughout with an automatic fire sprinkler system.

2. Use Group A-2 (nightclub) buildings or portions thereof with an occupant load of more than 300 shall have a main entrance capable of serving as the main exit with an egress capacity for at least two-thirds of the total occupant load. The remaining exits shall also be capable of providing two-thirds of the total required exit capacity.

(h) The length of a dead end corridor shall not exceed 35 feet.

1. The following are exceptions to (h) above:

i. The maximum length of a dead end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system installed in accordance with the New Jersey Uniform Construction Code.

ii. The maximum length of a dead end corridor shall be 70 feet in buildings equipped throughout with an automatic fire suppression system installed in accordance with the New Jersey Uniform Construction Code.

(i) All means of egress shall be provided with artificial illumination as follows:

1. All means of egress in other than buildings of Use Group R-3 shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exits be available. Lighting shall also be provided to illuminate the exit discharge in all buildings other than Use Groups F, H and S. In buildings of Use Group R-2, means of egress lighting, except that lighting within a dwelling unit, shall be wired on a circuit independent of circuits within any dwelling unit. The disconnecting means and overcurrent protection device shall not be located within a dwelling unit or such that access must be obtained by going through a dwelling unit.

2. The intensity of light at floor level shall be not less than one foot candle.

3. In buildings of Use Groups A and E used for the exhibition of motion pictures or other projections by means of directed light, and in buildings or spaces of Use Group A-1 or A-2 (nightclubs) used for performances, illumination may be reduced during periods of projection or performance to not less than 0.2 foot candle.

i. The lighting of exits, aisles, auditoriums and other assembly spaces shall be controlled from a location inaccessible to unauthorized persons. Supplementary control shall also be provided in the motion picture projection room or lighting booth, if any.

ii. In assembly spaces, illumination shall be restored automatically to the level required by (i)2 above upon activation of the fire suppression or fire alarm system.

(j) Means of egress lighting shall be connected to an emergency electrical system conforming to NFiPA 70

(National Electrical Code) to assure continued illumination for a duration of not less than one hour in case of primary power loss in all buildings, rooms, or spaces required to have more than one exit or exit access.

(k) In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved internally illuminated or self-luminous signs reading "Exit", visible from the exit access and, when necessary, supplemented by directional signs in the exit access indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible.

1. Exceptions to (k) above:

i. Exit signs shall not be required in buildings of Use Groups I-1, R-2 and R-3 having a total occupant load, excluding staff, of 20 or less.

ii. Exit signs shall not be required when the second means of egress is a fire escape that is accessed directly from the individual sleeping rooms.

iii. Approved main exterior doors that are clearly identified as exits are not required to have "Exit" signs.

2. "Exit" signs shall have red or green letters at least six inches high and the minimum width of each stroke shall be three-quarter inch on a white background or in other approved distinguishable colors. If an arrow is provided as part of an "Exit" sign, the construction shall be such that the arrow direction cannot be readily changed. The word "Exit" shall be clearly discernible when the internally illuminated sign is not energized.

3. Each sign shall be illuminated by a source providing not less than five foot candles at the illuminated surface.

i. Exception to (k)3 above: Approved self-luminous signs which provide evenly illuminated letters shall have a minimum luminance of 0.06 foot lamberts.

4. All "Exit" signs shall be illuminated at all times when the building is occupied. To assure continued illumination for a duration of not less than one hour in case of primary power loss, the "Exit" signs shall be connected to an emergency electrical system.

i. Exception to (k)4 above: Approved self-luminous signs which provide continuous illumination independent of external power sources need not be connected to an emergency electrical system.

(l) Means of egress doors shall conform to the following:

1. All egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel;

2. In building of Use Groups R-1 and R-2 all doors opening onto a passageway at grade or exit stair shall be self-closing or automatic closing by listed closing devices.

3. All dwelling unit, guest room or rooming unit corridor doors in buildings of Use Groups R-1, R-2, and I-1 shall be at least 1 3/8 inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be 1 3/4 inch solid core wood or approved equal, unless existing frame will accommodate only a 1 3/8 inch door.

i. Existing doors meeting the requirements of Federal Housing and Urban Development Rehabilitation Guidelines No. 8 or of Section 5 of Appendix B of the BOCA Basic/National Existing Structures Code, 1984 Ed. for a rating of 15 minutes or better shall be accepted as meeting the provisions of this requirement.

(1) Modifications made to existing doors to achieve the required rating shall be conducted in accordance with the Uniform Fire Code.

ii. Existing doors in buildings provided with approved, complete automatic suppression shall be required only to provide a smoke barrier; shall not contain louvers; shall fit plumb and level; and be reasonably tight fitting.

iii. In group homes with a maximum of 15 occupants, and which are protected with an approved automatic detection system, closing devices may be omitted.

4. Buildings of Use Group I-3 having remote power unlocking capability on more than 10 doors shall be provided with an emergency power source for such locks. Power shall be arranged to automatically operate upon failure of normal power within 10 seconds and for a duration of not less than one hour.

5. All required exit doors equipped with latching devices in buildings or portions thereof of Use Group A with an occupant load greater than 100 shall be equipped with approved panic hardware by November 6, 1990.

(m) Every required exit stairway having three or more risers and not provided with handrails or in which the existing handrails are judged to be in danger of collapsing when used under emergency exiting conditions, shall be provided with handrails for the full length of the run of steps on at least one side. All exit stairways more than 66 inches wide and subject to the maximum designed occupancy load shall have handrails on both sides. Where there are no handrails or where the existing handrails must be replaced in order to correct a hazardous condition, the handrails shall be designed and installed in accordance with the provisions of the New Jersey Uniform Construction Code.

(n) Every open portion of a stair, landing, or balcony which is more than 30 inches above the floor or grade below and not provided with guards or those in which the existing guards are judged to be in danger of collapsing when used under emergency exiting conditions, shall be provided with guards. Where there are no guards or where the existing guards must be replaced in order to correct a hazardous condition, the guards shall be designed and installed in accordance with the New Jersey Uniform Construction Code.

(o) In all buildings of Use Group R-1 and R-2 all transoms shall be either glazed with 1/4" wire glass set in metal frames and permanently secured in the closed position or sealed with materials consistent with the corridor construction. Any other sash, grill or opening in a corridor, and any window in a corridor not opening to the outside air, shall be sealed with materials consistent with the corridor construction.

Inspector Comments:
2. In building of Use Groups R-1 and R-2 all doors opening onto a passageway at grade or exit stair shall be self-closing or automatic closing by listed closing devices.

Repair or replace all automatic door closers on all doors including but not limited to the following as noted during the inspection.

Units: 26, 21, 15,11, 1

Fail	Floor 1	NJ IFC 2006 CHAPTER 9 FIRE PROTECTION SYSTEMS	N.J.A.C. 5:70-3, 901.6.1 - Standards.

Code Text:

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 .

TABLE 901.6.1
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25a
Fire alarm systems	NFPA 72b
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001
Smoke Control Systems	NFPA 92A
Smoke and Heat Vents	NFPA 204
Carbon Monoxide Warning Equipment	NFPA 720

Notes:

a. The reference to NFPA 25 includes the mandatory use of the forms complying with Appendix B of NFPA 25.
b. The reference to NFPA 72 specifically excludes Section 11.7.8.2."

Inspector Comments:

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1

Have the 110v interconnected smoke detector system locate throughout all buildings inspected.

Fail	Floor 1	NJ IFC 2006 CHAPTER 9 FIRE PROTECTION SYSTEMS	N.J.A.C. 5:70-3, 901.6.2 - Records.

Code Text:

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the fire code official upon request.

Inspector Comments:

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the fire code official upon request.

Provide copy of most recent 110v smoke detector system inspection and maintain copies on site as required.

Fail	Floor 1	NJ IFC 2006 CHAPTER 9 FIRE PROTECTION SYSTEMS	N.J.A.C. 5:70-3, 907.21.2 - Battery operated smoke detectors.

Code Text:
Battery operated smoke detectors in Group R-1 and R-1 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

- 1. The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;
- 2. The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to assure proper operation.

Inspector Comments: Battery operated smoke detectors in Group R-1 and R-2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

- 1. The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;
- 2. The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to assure proper operation.

Maintain all battery operated smoke detectors as required, provide a signed letter stating that all battery detectors are maintained as required. This letter will be required annually.

Fail	Floor 1	NJ IFC 2006 CHAPTER 6 BUILDING SERVICES AND SYSTEMS	N.J.A.C. 5:70-3, 605.4.1 - Power tap design.

Code Text:

Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363.

Inspector Comments: Only approved multi-plug type adapters, as noted below, shall be used throughout the complex.

Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363.

Fail	Floor 1	New Jersey Uniform Code 2012 Administration and Enforcement	N.J.A.C.5:70-2.9 - Fees: registration; certificate of smoke detector and carbon monoxide alarm compliance (CSDCMAC); permit; carnival registration certificate

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Code Text:

(a) The annual registration fee for life hazard uses shall be as follows:

1. Type Aa--$ 84.00 per year;
2. Type Ab--$ 124.00 per year;
3. Type Ac--$ 132.00 per year;
4. Type Ad--$ 148.00 per year;
5. Type Ae--$ 166.00 per year;
6. Type Af--$ 199.00 per year;
7. Type Ag--$ 250.00 per year;
8. Type Ah--$ 298.00 per year;
9. Type Ai--$ 397.00 per year;
10. Type Aj--$ 497.00 per year;
11. Type Ba--$ 132.00 per year;
12. Type Bb--$ 250.00 per year;
13. Type Bc--$ 397.00 per year;
14. Type Bd--$ 497.00 per year;
15. Type Be--$ 581.00 per year;
16. Type Bf--$ 709.00 per year;
17. Type Bg--$ 755.00 per year;
18. Type Bh--$ 944.00 per year;
19. Type Bi--$ 1,136 per year;
20. Type Bj--$ 1,181 per year;
21. Type Bk--$ 1,416 per year;
22. Type Bl--$ 1,654 per year;
23. Type Bm--$ 1,844 per year;

24. Type Bn–$ 2,360 per year;

25. Type Bo–$ 2,832 per year;

26. Type Bp–$ 994.00 per year;

27. Type Bq–$ 3,088 per year;

28. Type Ca–$ 944.00 per year;

29. Type Cb–$ 1,133 per year;

30. Type Cc–$ 1,226 per year;

31. Type Cd–$ 1,321 per year;

32. Type Ce–$ 1,511 per year;

33. Type Cf–$ 540.00 per year;

34. Type Cg–$ 1,888 per year;

35. Type Ch–$ 2,371 per year;

36. Type Ci–$ 2,850 per year;

37. Type Da–$ 1,882 per year;

38. Type Db–$ 2,850 per year;

39. Type Dc–$ 3,706 per year.

(b) Where more than one life hazard use exists under one ownership at a given location, the highest life hazard use shall be registered at full fee and subsequent life hazard uses at one-half the scheduled fee.

1. No public or private K-12 educational building shall pay more than one $ 166.00 life hazard use registration fee, regardless of the number or type of life hazard uses contained within the building.

2. No camp accommodating six or more children of school age shall pay more than $ 148.00 life hazard use registration fee, regardless of the number or type of life hazard uses contained within the premises.

3. Each life hazard use that is separately owned shall be registered at full fee.

(c) The application fee for a permit shall be as follows:

1. Type 1–$ 42.00;

2. Type 2–$ 166.00;

3. Type 3–$ 331.00;

4. Type 4–$ 497.00;

i. Exception: There shall be no fee for Type 4 permits for storage or activity at a premises registered as a life hazard use in accordance with this subchapter.

5. (Reserved)

(d) The application fee for a certificate of smoke detector and carbon monoxide alarm compliance (CSDCMAC), as required by N.J.A.C. 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

1. Requests for a CSDCMAC received more than 10 business days prior to the change of occupant: $ 35.00;

2. Requests for a CSDCMAC received four to 10 business days prior to the change of occupant: $ 70.00; and

3. Requests for a CSDCMAC received fewer than four business days prior to the change of occupant: $ 125.00.

(e) The annual application fee for a carnival registration certificate shall be as follows:

1. For 10 or fewer locations: $ 60.00;

2. For 11 to 25 locations: $ 90.00;

3. For 26 or more locations: $ 120.00.

(f) A municipality having a local enforcing agency may establish by ordinance a different permit and certificate of smoke detector compliance fee schedule based on the actual cost anticipated or incurred for the enforcement of these Code provisions; provided, however, that the permit fee for the temporary use of a commercial farm building as a place of public assembly shall not exceed $ 75.00.

Inspector Comments: (f) A municipality having a local enforcing agency may establish by ordinance a different permit and certificate of smoke detector compliance fee schedule based on the actual cost anticipated or incurred for the enforcement of these Code provisions; provided, however, that the permit fee for the temporary use of a commercial farm building as a place of public assembly shall not exceed $ 75.00.

As per local ordinance, an annual registration fee is required for this occupancy, remit paymet for attached invoice.

Fail	Floor 1 all units with clothes dryers	NJ IFC 2006 CHAPTER 6 BUILDING SERVICES AND SYSTEMS	N.J.A.C. 5:70-3, 603.6 - Chimneys and appliances.

Code Text:

Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outer air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.

Inspector Comments: Units with dryers shall clean dryer vents and provide a signed letter stating that the dryer vents were cleaned and that they will be maintained on a regular basis not less than once a year.

Fail	Floor 1 electric panel area	NJ IFC 2006 CHAPTER 3 GENERAL PRECAUTIONS AGAINST FIRE	N.J.A.C. 5:70-3, 315.2.3 - Equipment rooms. (see photo 1.1)

Code Text:

Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

Inspector Comments:

Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

Remove all combustible storage from the area

Fail	Floor 1 office and unit 25	NJ IFC 2006 CHAPTER 6 BUILDING SERVICES AND SYSTEMS	N.J.A.C. 5:70-3, 605.4 - Multiplug adapters. (see photo 2.1, 2.2)

Code Text:

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.

Inspector Comments:

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the electrical subcode of the Uniform Construction Code shall be prohibited.

Remove the unapproved multi plug adapter from the locations noted and from all other units. Only approved multi-plug adapters may be used.

Fail	Floor 1 unit 25	NJ IFC 2006 CHAPTER 3 GENERAL PRECAUTIONS AGAINST FIRE	N.J.A.C. 5:70-3, 307.1.1 - Prohibited open burning.

Code Text:

Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited. Forest Fire Service. In districts for which Forest Fire Wardens have been appointed in accordance with the General Forest Fire Act (N.J.S.A. 13:9-44.1 et seq.), any fire within, or adjacent to, any forest which has the potential to cause a wildfire is prohibited by this subchapter, without first obtaining a permit from the State Forest Fire Service in the New Jersey Department of Environmental Protection.

Inspector Comments:

Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Burning candle was noted in bedroom of unit, there was no one home at the time. Candles shall not be left lit while unattended. Provide notice of same to all tenants and submit copy of letter to this office.

Fail	Floor 1 unit 25	NJ IFC 2006 CHAPTER 9 FIRE PROTECTION SYSTEMS	N.J.A.C. 5:70-3, 907.21.2 - Battery operated smoke detectors.

Code Text:
Battery operated smoke detectors in Group R-1 and R-1 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

- 1. The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;
- 2. The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to assure proper operation.

Inspector Comments: Battery operated smoke detectors in Group R-1 and R-1 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

- 1. The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;
- 2. The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once and year, to assure proper operation.

SD in unit 25 did not work, provide working detectors for this unit and for all units as required.

Fail	Floor 1 Unit 5	NJ IFC 2006 CHAPTER 9 FIRE PROTECTION SYSTEMS	N.J.A.C. 5:70-3, 901.6.3 - Carbon Monoxide Alarms.

Code Text:
Carbon monoxide alarms shall be maintained in accordance with NFPA 720 and the manufacturer's instructions.

Inspector Comments: Carbon monoxide alarms shall be maintained in accordance with NFPA 720 and the manufacturer's instructions.

Carbon monoxide shall be provide for all units and maintained as required, replace missing detector in unit 5 and in any other unit that may be missing a detector.

The listed violations shall be abated by 12/22/2017. Please contact the Bureau once violations are abated to schedule a reinspection date and time.

NOTICE OF VIOLATIONS AND ORDER TO CORRECT

YOU ARE HEREBY NOTIFIED THAT an inspection by City of Lambertville disclosed violations of the Uniform Fire Code (NJAC 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (NJSA 52:27D-192 et seq.).

YOU ARE HEREBY NOTIFIED by the Fire Official to correct the violations listed by 8:00 AM on the date specified. If a reinspection discloses that violations have not been corrected, you will be subject to penalties of up to $5000.00 per violation per day or as otherwise authorized by the Act and Department regulations.

IN ADDITION, the Act imposes liability on the owner for actual cost of fire suppression where a violation directly or indirectly results in a fire.

Frank N. D'Amore Jr.

Frank N. D'Amore Jr., Fire Official
City of Lambertville

CITY OF LAMBERTVILLE

FIRE PREVENTION OFFICE
18 York Street
Lambertville, NJ 08530
Phone (609) 397-0803

REQUEST FOR TIME EXTENSION

Original Inspection Date: _____

Business Name: _____
Business Address: _____
Work that has been abated: _____
_____

Work that remains: _____

Reason why extension is necessary: _____

Date work will be completed: _____

Pursuant to N.J.A.C. 5:70-2.10(d)2., an application for extension of time shall be deemed to be an admission that the Notice of Violation is factually and procedurally correct and that the violations do or did exist.

The following information MUST BE COMPLETED IN ORDER TO BE CONSIDERED, and the information CAN NOT be the same as the Business Address or phone number, UNLESS the owner lives at the address year round.

Owner's HOME ADDRESS: _____
Owner's HOME CITY, STATE, ZIP: _____
Owner's HOME PHONE NUMBER: _____

_____
Date

Signature of Owner or Agent

Your request for an extension of time to abate violation(s) at the above location is:

☐ GRANTED The new date by which compliance is ordered is: _____

☐ DENIED The time limit originally imposed remains in effect.

Failure to correct violations within the time limits set will result in the imposition of penalties and possibly other enforcement proceedings.

Date

Frank N. D'Amore Jr., Fire Official

5:71-3.7(b)5

ADMINISTRATIVE APPEAL RIGHTS

GENERAL

YOU MAY CONTEST THESE ORDERS BY FILING AN APPEAL. The request for a hearing must be made in writing within 15 Days after receipt of this order and addressed to:

Hunterdon County Construction Board of Appeals
PO Box 2900
Flemington NJ, 08822
Phone: (908) 788-1262
Fax: (908) 806-4589

Copy to: Lambertville Fire Prevention
18 York Street
Lambertville NJ, 08530
Phone: (609) 397-0803
Fax: (609) 397-2203

In accordance with the rules promulgated under the Administrative Procedure Act (NJSA 52:14B-1 et. seq. and 52:14F-1 et. seq.) an appeal request must sufficiently identify the decision or action you wish to appeal, and the specific reasons forming the basis for your dispute, in order that a decision may be made as to whether your appeal constitutes a contested case.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place.

At a hearing, a corporation may be represented only by a licensed attorney, unless prior approval is given by the Office of Administrative Law.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a WRITTEN request to Fire Prevention Office, City of Lambertville. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary, and

the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10d, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct, and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.

PENALTIES

Violation of the Code is punishable by monetary penalties of not more than $5,000 PER DAY FOR EACH VIOLATION. Each day a violation continues is an additional, separate violation except while an appeal is pending. Specific penalties are as follows:

a. Failure to install required protection equipment after having been given written notice of the requirement to do so: A maximum of $500 per violation per day.
b. Failure to abate any violation after having been given notice of the violation: A maximum of $5,000 per violation per day.
c. Storage of any material in violation of this Code or the conduct of any process in violation of the Code: A maximum of $5,000 per violation per day.
d. Blocking, locking, or obstructing required exits:
   i. In a place of public assembly: A maximum of $5,000 per occurrence.
   ii. In any other place: A maximum of $2,500 per occurrence.
e. Disabling or vandalizing any fire suppression or alarm device or system.
   i. In a place of public assembly: A maximum of $5,000 per occurrence.
   ii. In any other place: A maximum of $1,000 per occurrence.
f. Failure to obey a Notice of Imminent Hazard and Order to Vacate: A maximum of $5,000 per day for each day that the failure continues.
g. Failure to obey an Order to Close for a fixed period of time: A maximum of $5,000 per day that the failure continues.
h. Obstructing the entry into a premises or interfering with the duty of an authorized inspector: A maximum of $2,500 for each occurrence.
i. Any willfully false application for a Permit or Registration: A maximum of $1,000.00 for each occurrence.
j. Any other act or omission prohibited by the Act or the Regulations: A maximum of $5,000 per violation per day.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to Legal Counsel for summary collection pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et. seq.).

NOTICE: If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

temp

1.1 - N.J.A.C. 5:70-3, 315.2.3.

2.1 - N.J.A.C. 5:70-3, 605.4.

2.2 - N.J.A.C. 5:70-3, 605.4.

City of Lambertville

18 York Street
Lambertville, NJ 08530

Phone: 609-397-0110 Fax: 609-397-2203

Julia Fahl
Mayor

Beth Asaro
Council President

Wardell Sanders
Councilman

Julia Taylor
Councilwoman

Elaine Warner
Councilwoman

November 4, 2019

Lambertville Village Realty
PO Box 466
New Egypt NJ 08533

Re: 2095 North Main Street, Block 1004 Lot 3
Notice of Unsafe Structure 2018

To Whom It May Concern:

We have noted that the repair work connected to the Unsafe Structure Notice # 73718, copy attached, has been completed. However, no permit was ever obtained for this work.

Please submit the permit application by December 2, 2019 in order to prevent a summons to appear in court.

If you have any questions please contact the office at (609) 397-0803.

Sincerely,

Ken Rogers
Construction Official

Permit #

Date Issued

Control #

NOTICE OF UNSAFE STRUCTURE

IDENTIFICATION

Work Site Location 295 NORTH MAIN STREET MAIN BLDG LAMBERTVILLE Block 1004 Lot 3 Qualification Code MAIN

Owner in Fee LAMBERTVILLE VLG RLTY C/O AWS PR(

Address PO BOX 466

NEW EGYPT, NJ 08533

Contractor

Address

To: [X] Owner [ ] Other:

[ ] Agent/Contractor

DATE OF INSPECTION: 07/18/18

DATE OF THIS NOTICE: 07/19/18

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 07/18/18 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A 52:27D-132 and N.J.A.C 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

Temporary repairs to damaged wall. 60 Day limit for permanent fixes.

You are hereby **ORDERED** to:

[ ] Vacate the above structure by

[X] ~~Demolish the above structure by _____, or~~ correct the above noted unsafe conditions by no later than 09/18/18

Failure to corrrect the unsafe condition or refusal to comply with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to $500 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of this **ORDER**.

Any building or structure vacated pursuant to this **ORDER** shall not be reoccupied unless and until a Certificate of Occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers, Construction Official (609) 397-0803

By ORDER of: _____ Construction Official

Date: 7-19-18

Notice and Order No. 73718

PermitsNJ

PNJF241 rev. (11/2009)

Printed On: 07/19/2018 14:09

Gmail

Crystal Lawton <construction@lambertvillenj.org>

IMG955917.jpg

1 message

Ken Rogers <korcon@comcast.net> Wed, Jul 18, 2018 at 2:08 PM
To: Crystal Lawton <construction@lambertvillenj.org>

Village apts

Sent from my iPhone

IMG955917.jpg
39K

STOP CONSTRUCTION ORDER

Permit #

Date Issued

Control #

IDENTIFICATION

Work Site Location 295 NORTH MAIN STREET APT. #12 LAMBERTVILLE Block 1004 Lot 3 Qualification Code APT12

Owner in Fee LAMBERTVILLE VILLAGE RLTY.

Address PO BOX 466

NEW EGYPT, NJ 08533

Contractor

Address

To: [X] Owner [ ] Agent/Contractor [ ] Other:

DATE OF INSPECTION: 02/20/20 DATE OF THIS NOTICE: 02/20/20

ACTION

You are hereby **ORDERED** to **STOP**

[ ] **Building** [ ] **Electrical** [ ] **Plumbing** [ ] **Fire Protection** [ ] **Mechanical** [ ] **Elevator** [X] **All CONSTRUCTION**

at the above Location as of 02/20/20 until further notice from this enforcing agency.

This ORDER is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of N.J.A.C. which provides:

IT IS UNLAWFUL TO ALTER, REPAIR OR RENOVATE WITHOUT PROPER PRIOR PERMITS

Permission to resume construction may be obtained from this enforcing ageny after the following conditions are met:

OBTAIN REQUIRED PERMITS FOR WORK THAT HAS BEEN DONE AND WILL BE DONE

Further, take NOTICE that failure to comply with this **ORDER** may result in the assessment of penalties of up to $2,000 per day per violation, and a Certificate of Occupancy will not be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work at the above location.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O. Rogers, Subcode Official (609) 397-0803

By ORDER of: Subcode Official Date: 2-20-20

Notice and Order No. 82822 PermitsNJ PNJF250 rev. (12/2018)

Printed On: 02/20/2020 15:15

NOTICE AND ORDER OF PENALTY

IDENTIFICATION

Permit#

Date Issued

Control#

Work Site Location 295 NORTH MAIN STREET APT. #12 LAMBERTVILLE Block 1004 Lot 3 Qualification Code APT12

Owner in Fee LAMBERTVILLE VILLAGE RLTY.

Address PO BOX 466

NEW EGYPT, NJ 08533

Contractor

Address

To: [X] Owner [ ] Agent/Contractor [ ] Other:

ACTION

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A [ ] **Notice of Violation and Order To Terminate** [ ] **Notice of Unsafe Structure** [ ] **Notice of Imminent Hazard** was issued. Reinspection of the work site on revealed the following violation(s) remain:

[X] On 02/20/20, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you [ ] **made a false or misleading written statement or omitted required inforr in an application or request for approval; or** [X] **failed to obtain a construction permit; or** [ ] **failed to request required inspections; or** [ ] **allowed occupancy prior to receiving a Certificate of Occupancy.**

[ ] On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on revealed a failure to comply with that **Stop Construction Order.**

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of $2,000.00 for each violation for a total penalty of $2,000.00.

Further, take NOTICE that for each [X] week [ ] day that any of the said violations remain outstanding after 03/20/20 an additional penalty of $2,000.00 per [X] week [ ] day shall result.

If you wish to contest this ORDER, you may request a hearing before the Hunterdon County Board of Appeals, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The application to the Construction Board of Appeals may be used for this purpose.
Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Hunterdon County Board of Appeals at: PO Box 2900 Flemington, NJ 08822 , Phone Number: (908) 788-1120

If you have any questions concerning this matter, please call: Kenneth O Rogers , Construction Official (609) 397-0803

Notice & Order of Penalty: Construction Official Date: 2-20-20

Notice and Order No. 82821 PermitsNJ PNJF212 rev. (11/2009)

Printed On: 02/20/2020 15:14

construction@lambertvillenj.org

From: Ken Rogers <korcon@comcast.net>
Sent: Thursday, February 20, 2020 2:56 PM
To: Crystal Lawton; Ken Rogers
Subject: Apt 12
Attachments: IMG_2267.jpg; Untitled attachment 00391.txt; IMG_2268.jpg; Untitled attachment 00394.txt; IMG_2269.jpg; Untitled attachment 00397.txt; IMG_2270.jpg; Untitled attachment 00400.txt; IMG_2271.jpg; Untitled attachment 00403.txt; IMG_2272.jpg; Untitled attachment 00406.txt; IMG_2273.jpg; Untitled attachment 00409.txt

LAMBERTVILLE CITY PD, NJ
Incident Report #20001361

Approved For Public View

Date/Time Printed: Wed Feb 19 15:10:49 EST 20 By: 17brown

Case Title	Location
CIVIL MATTER	295 MAIN ST N (43)
Date/Time Reported	**Date/Time Occurred**
02/17/2020 00:22:44	02/17/2020 00:22:00 to 02/17/2020 00:22:00
Incident Type/Offense	
ASSIST(7510)	

Persons

	Role	Name	Sex	Race	Age	DOB	Phone	Address
1	INVOLVED PARTY	CASWELL, HELEN LAUREEN	FEMALE	WHITE	62	03/03/1957	(home) 609-397-2393 (cell)	295 MAIN STREET N LAMBERTVILLE, NJ
2	REPORTING PERSON	GAZZILLO, HELEN	FEMALE	WHITE	58	05/24/1961	(home) (cell)	295 NORTH MAIN STREET LAMBERTVILLE, NJ

Offenders

Status	Name	Sex	Race	Age	DOB	Phone	Address
						(home) (cell)	
						(home) (cell)	

Vehicles

Role	Type	Year	Make	Model	Color	Reg #	State

Stolen $	Rec Code	Date Rec	Rec $	Rec By

Property

Class	Description	Make	Model	Serial #	Value

Narrative

Monday, February 17, 2020

On the above date, at 0022 hours, I responded to 295 North Main Street, Village Apartments, apartment 43 for a report of a water leak.

On arrival, I met with Helen Gazzillo outside her apartment. Gazzillo advised me on Friday, February 14 the baseboard heating began to leak and was advised by site the manager Nancy Finan that they would not be able to get a plumber out until Tuesday, February 18th.

(Continued on next page)

Reporting Officer	Reviewing Officer	Approving Officer
ALBANI, V(17651) (02/17/2020 03:44:59)		BROWN, R(17297) (02/18/2020 10:56:03)

LAMBERTVILLE CITY PD, NJ
Incident Report #20001361

Approved For Public View

Date/Time Printed: Wed Feb 19 15:10:49 EST 20 By: 17brown

Case Title	Location
CIVIL MATTER	295 MAIN ST N (43)
Date/Time Reported	**Date/Time Occurred**
02/17/2020 00:22:44	02/17/2020 00:22:00 to 02/17/2020 00:22:00
Incident Type/Offense	
ASSIST(7510)	

Persons (Continued from page 1)

	Role	Name	Sex	Race	Age	DOB	Phone	Address
3	INVOLVED PARTY	FINAN, NANCY	FEMALE	WHITE	49	08/30/1970	(home) (cell) 908-323-0097	295 NORTH MAIN STREET LAMBERTVILLE, NJ
4	BUSINESS	VILLAGE APARTMENTS,					(home) (cell)	295 NORTH MAIN STREET LAMBERTVILLE, NJ

Offenders

Status	Name	Sex	Race	Age	DOB	Phone	Address
						(home) (cell)	
						(home) (cell)	

Vehicles

Role	Type	Year	Make	Model	Color	Reg #	State

Stolen $	Rec Code	Date Rec	Rec $	Rec By

Property

Class	Description	Make	Model	Serial #	Value

Narrative (Continued from page 1)

Gazzillo further stated that the water valve was turned off, however, that did not stop the leak. Gazzillo stated Finan was aware but was still not able to have a plumber come out. Gazzillo requested I observe and document the damage to the apartment.

Upon entering the apartment, I observed muddy water near the front door and blue water absorbent mats laid across the floor. The laminate flooring appeared to be pulling up due to be wet. I checked the baseboard heating pipe and observed a steady stream of water coming from the neck of the shut of valve. Gazzillo advised me she was provided with space heaters to keep

(Continued on next page)

Reporting Officer	Reviewing Officer	Approving Officer
ALBANI, V(17651) (02/17/2020 03:44:59)		BROWN, R(17297) (02/18/2020 10:56:03)

LAMBERTVILLE CITY PD, NJ
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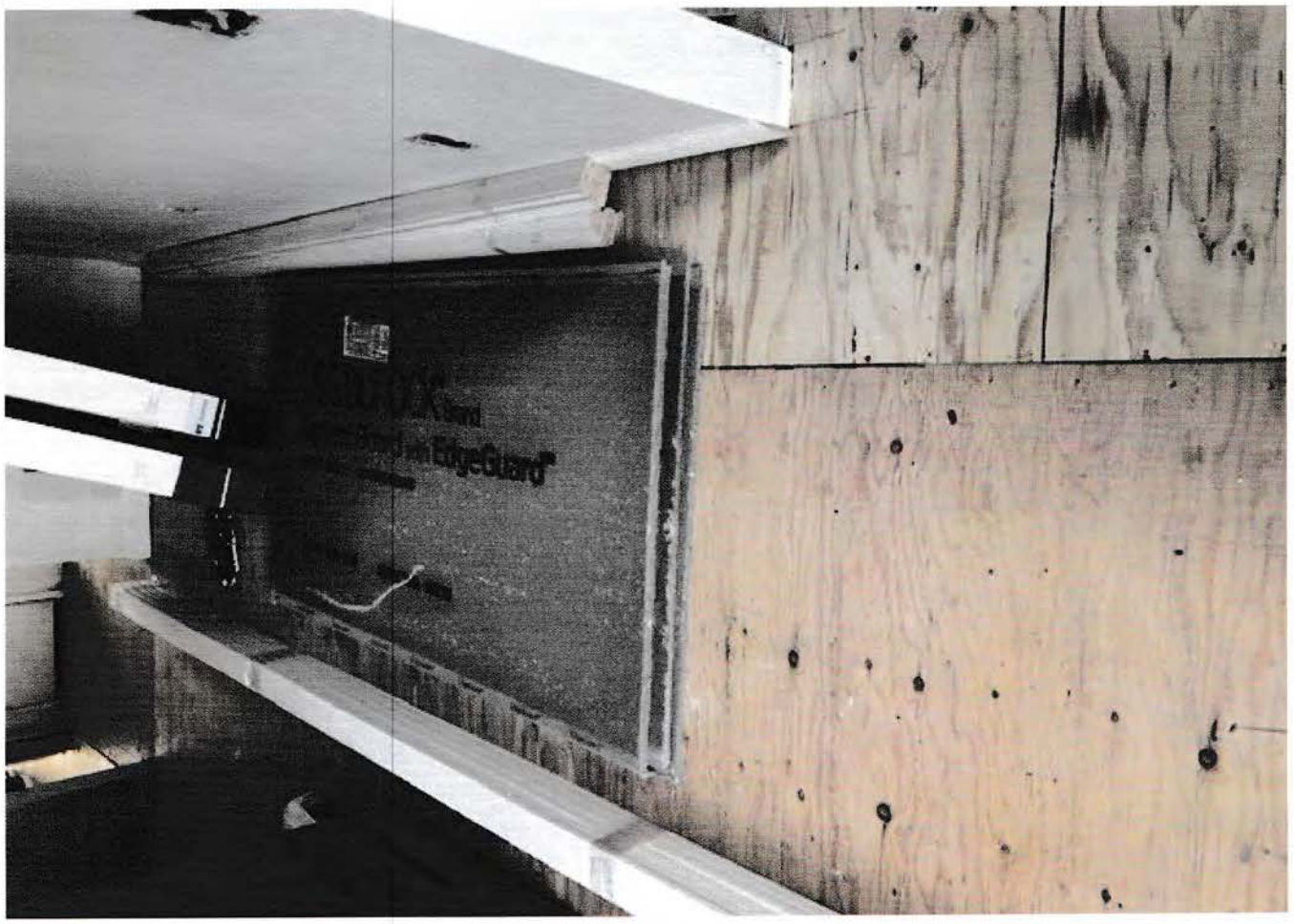
Incident Type/Offense	
ASSIST(7510)	

Narrative (Continued from page 2)

the apartment warm until repairs could be made. I advised Gazzillo I would complete a report of what I observed. NFA.

Reporting Officer	Reviewing Officer	Approving Officer
ALBANI, V(17651) (02/17/2020 03:44:59)		BROWN, R(17297) (02/18/2020 10:56:03)

NOV


EdgeGuard

Permit/Control #: 2199074
Date Issued: 11/4/2021
Violation #: V-21-00032

NOTICE OF UNSAFE STRUCTURE

IDENTIFICATION

Work Site Location: 295 N MAIN STREET Lambertville City, NJ

Block: 1004 Lot: 3 Qualification Code: _____

Owner in Fee: LAMBERTVILLE VLG RLTY C/O AWS PROP

Owner Address: P O BOX 446 NEW EGYPT NJ 08533

Agent/Contractor: LAMBERTVILLE VLG RLTY C/O AWS PROP

Address: P O BOX 446 NEW EGYPT NJ 08533

To: [X] Owner [ ] Other:

[ ] Agent/Contractor

DATE OF INSPECTION: 9/2/2021 DATE OF THIS NOTICE: 11/4/2021

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 9/2/2021 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32.

The building or structure or portion thereof, deemed an unsafe condition is described as follows:

(NONE)
Due to flood damage on the first level of both buildings, both structures have been deemed as unsafe until repairs have been made. All necessary permits & inspections are required for any repairs.

You are hereby ***ORDERED*** to:

[X] Vacate the above structure by _____

[X] Demolish the above structure by _____, or correct the above noted unsafe conditions by no later than 12-15-2021

Failure to correct the unsafe condition or refusal to comply with this ***ORDER*** will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to $2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ***ORDER***.

Any buiding or structure vacated pursuant to this ***ORDER.*** shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ***ORDER,*** you may request a hearing before the Construction Board of Appeals of the HUNTERDON COUNTY within 15 days of receipt of this ***ORDER*** as provided by N.J.A.C. 5:23A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is $100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: CONSTRUCTION BOARD OF APPEALS
PO BOX 2900
FLEMINGTON, NJ 08822

If you have any questions concerning this matter, please call: (609) 397-0110

By ***Order*** of _____ Construction Official Date: 11-4-21

U.C.C. F241 equiv (rev. 1/2004)

APPENDIX D

Tenant Relocation Correspondence

Cindy Ege <cityclerk@lambertvillenj.org>

Village Apartments

5 messages

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 1:04 PM
To: Frank DAmore <fireofficial@lambertvillenj.org>, korcon@comcast.net, Cindy Ege <cityclerk@lambertvillenj.org>

This e-mail outlines our discussion from this morning, We received a call from our dispatch center on December 24th for a report of a smell of gas located at the village apartments 295 north main street in Lambertville. I responded immediately along with my engine crew of 3 and discovered the source to be coming from the furnace room of the northern building, (it is common practice to check the utilities first as this is commonly the source of gas complaints) Upon further investigation it was determined that the furnace was the unit in question producing the gas odor, It was also observed that the furnace was not firing correctly and was producing harmful levels of carbon monoxide 75 ppm (parts per million) and was rapidly rising, I deemed the unit unsafe terminating the operation immediately and instructed my crew to "lock-out / tag- out" the entire furnace and padlock the system until a professional repair technician can properly repair or replace the unit, Unfortunately shutting this system down during the holiday is a major inconvenience for everyone and I did not wish to ruin anyones Christmas, But I have a responsibility to make sure everything is safe for everyone prior to our leaving a scene, with no threat to life or property the situation was rectified and transferred to the property manager. On Thursday, December 26th @ 22:56 hours we were dispatched again to this same location for a natural gas leak in the boiler room, it was noted that someone had performed HVAC work and broken the 2" natural gas supply line to the furnace without any notification to anyone of a major problem. I requested the response from Elizebethtown gas and within an hour it was deemed by their supervisor that the conditions were unsafe and the gas supply to the entire northern complex was secured and "locked-out" by their representative until repairs can be made, this resulted in the loss of hot water and the ability to cook meals as the stoves are supplied by natural gas as well. As you are aware the use of portable space heaters being used to heat the apartments draws a concern as well as other factors involving this property. I advised all parties involved at this incident that the proper paperwork and permits must be filed with the construction office ASAP and to obtain the proper inspections required. Can you please advise everyone in your division as to what is occurring at this facility in case this becomes a prolonged event and weather conditions worsen posing a shelter problem for the effected families. If you require any further assistance please feel free to contact me.

Mike Barlow
Chief Of Department
Fire District # 1
City Of Lambertville Fire Department
M.barlow@lfddistrict1.com
Station # 609-397-2084
Cell # 908-328-8409

cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 1:18 PM
To: Julia Fahl <juliafahlformayor@gmail.com>

I just received this email. I am going to forward it to Dave Burd (OEM) and Bambi Kuhl (Public Assistance) just in case we need to take further action.

Your thoughts?

Cindy

[Quoted text hidden]

cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 1:19 PM
To: David Burd <DaveBurd@comcast.net>, bambi kuhl <bambikuhl@gmail.com>

FYI:

From: Mike Barlow <m.barlow@lfddistrict1.com>
Sent: Friday, December 28, 2018 1:04 PM
To: Frank DAmore <fireofficial@lambertvillenj.org>; korcon@comcast.net; Cindy Ege <cityclerk@lambertvillenj.org>
Subject: Village Apartments

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cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 1:20 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>, Frank DAmore <fireofficial@lambertvillenj.org>, korcon@comcast.net
Cc: Julia Fahl <juliafahlformayor@gmail.com>, David Burd <DaveBurd@comcast.net>, bambi kuhl <bambikuhl@gmail.com>

Mike:

Do you know how many people/units are impacted? I am assuming it is only one side of the complex, can you confirm? Do we have anyone with health issues?

I am copying Dave Burd, OEM and Bambi Kuhl, Public Assistance to keep them in the loop.

Cindy

From: Mike Barlow <m.barlow@lfddistrict1.com>
Sent: Friday, December 28, 2018 1:04 PM
To: Frank DAmore <fireofficial@lambertvillenj.org>; korcon@comcast.net; Cindy Ege <cityclerk@lambertvillenj.org>
Subject: Village Apartments

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David Burd <DaveBurd@comcast.net> Fri, Dec 28, 2018 at 3:20 PM
To: "cityclerk@lambertvillenj.org" <cityclerk@lambertvillenj.org>

Cindy,

Thanks for bringing me into the loop. I'm disappointed that Chief Barlow hadn't.

DKB

[Quoted text hidden]

Cindy Ege <cityclerk@lambertvillenj.org>

VIllage Apartments Boiler Work

16 messages

Frank DAmore <fireofficial@lambertvillenj.org> Fri, Dec 28, 2018 at 1:52 PM
To: Crystal Lawton <construction@lambertvillenj.org>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, ronald Cannella <roncannella2@gmail.com>, Joann Lawrence <jlawre0671@aol.com>, Cindy Ege <cityclerk@lambertvillenj.org>, m.barlow@lfddistrict1.com

On Friday December 28 I received notification from Chief Barlow that there was a boiler replacement being performed without permits, the FD became aware of this issue via a response to a call for a boiler problem and a gas leak. Due to these incident responses the electric was locked out by the FD and the gas was locked out by Elizabeth Town Gas company. Upon my arrival I found the contractors in the process of removing the old boiler, this was an emergency repair and is permitted under the UCC. I attempted to contact Ken but was unable to reach him but did leave a message. I then contacted Crystal to make sure that all proper procedures were followed. I obtained the name of the GC,Guven Construction. The contact for Guven is Jay, no last name provided, his contact number is 732-492-6127 and they are currently licensed through the NJ DCA, see attached screen shot. The contractor actually performing the work is Kool Vent Mechanical out of Wall, see image 1150 below. The contact for Village Apartments is Ron Cannella, he can be reached at 609-947-4200. Currently, with no power and no gas the most they can do is remove the old boiler and put the new one in place. All parties have been informed and understand that this is an emergency repair, allowable under the UCC but they must come in first thing Monday morning and start the permit process. As per the Super Ron Cannella, the gas to the apartments is still on, only the gas to the boiler room has been locked out by the utility company. The complex has provided electric space heaters to the units that are effected, the heaters are new and listed by a Nationally Recognized Testing Laboratory so are safe but this does not remove the human element, obviously this is not an optimal arrangement but should be short lived. A quick look at the five day forecast for the area shows mild temps for this time of year all the way out until Tuesday, Sunday does show a low temp of 31 degrees. I will keep you advised should there be any changes but this is really just a boiler replacement and with ETown gas involved and proper permits and procedures followed, there should be no further complications.

--
Yours in Life and Fire Safety,

Frank N. D'Amore Jr.
Fire Official
City of Lambertville
Cell (908) 591-8660

2 attachments

Guven DCA Lic.png
542K

IMG_1150.JPG
2072K

cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 1:55 PM
To: Frank DAmore <fireofficial@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, ronald Cannella <roncannella2@gmail.com>, Joann Lawrence <jlawre0671@aol.com>, m.barlow@lfddistrict1.com
Cc: Julia Fahl <juliafahlformayor@gmail.com>, David Burd <DaveBurd@comcast.net>, bambi kuhl <bambikuhl@gmail.com>

I am looping in Mayor-elect Fahl, Dave Burd, OEM and Bambi Kuhl, Public Assistance.

Cindy

[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 1:56 PM
To: cityclerk@lambertvillenj.org
Cc: Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Frank DAmore <fireofficial@lambertvillenj.org>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, bambi kuhl <bambikuhl@gmail.com>, ronald Cannella <roncannella2@gmail.com>

Thank you for your help!
[Quoted text hidden]
--
Mike Barlow
Chief Of Department
Fire District # 1
City Of Lambertville Fire Department
M.barlow@lfddistrict1.com
Station # 609-397-2084
Cell # 908-328-8409

---

cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 1:57 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>

Of course! And thank you for keeping me in the loop.

[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 1:59 PM
To: cityclerk@lambertvillenj.org

Anytime brother !
[Quoted text hidden]

---

cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 2:03 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>

Sister?

[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 2:04 PM
To: Cindy Ege <cityclerk@lambertvillenj.org>

sorry sister 😂 to many emails bouncing around

Mike Barlow
Chief Of Department
Fire District # 1
City Of Lambertville Fire Department
M.barlow@lfddistrict1.com
Station # 609-397-2084
Cell # 908-328-8409

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cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Fri, Dec 28, 2018 at 2:07 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>

I forgive you …

I hope you had a wonderful holiday and have a fun New Year.

[Quoted text hidden]

---

bambi kuhl <bambikuhl@gmail.com> Fri, Dec 28, 2018 at 2:46 PM
To: "cityclerk@lambertvillenj.org" <cityclerk@lambertvillenj.org>
Cc: Frank DAmore <fireofficial@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, ronald Cannella <roncannella2@gmail.com>, Joann Lawrence <jlawre0671@aol.com>, "m.barlow@lfddistrict1.com" <m.barlow@lfddistrict1.com>, Julia Fahl <juliafahlformayor@gmail.com>, David Burd <DaveBurd@comcast.net>

Got this and will await updates. Hopefully premature, but should the tenants be advised they may need to seek temporary shelter a/o Monday?
Bambi
[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 4:42 PM
To: Cindy Ege <cityclerk@lambertvillenj.org>
Cc: Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Frank DAmore <fireofficial@lambertvillenj.org>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, bambi kuhl <bambikuhl@gmail.com>, ronald Cannella <roncannella2@gmail.com>

Team as of this moment 4:32pm there are only 2 tenants that will possibly encounter an issue if the conditions worsen at this location. Mr.Finan has been instructed to contact city hall if arrangements are needed for these individuals if they feel the need for assistance. I Also confirmed that there is **NO** gas supply to the left of the northern complex affecting the 27 units. The meters have been locked out by Elizebethtown personell and can only be removed once their requirements have been met. I will continue to monitor the progress on a daily basis as the abundant use of space heaters being used is of a great concern at this facility.

Thank You
[Quoted text hidden]

Frank DAmore <fireofficial@lambertvillenj.org> Fri, Dec 28, 2018 at 7:36 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>
Cc: Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, bambi kuhl <bambikuhl@gmail.com>, ronald Cannella <roncannella2@gmail.com>

Thanks Mike, I have a call in to Ron to determine why he advised me the 27 units still had gas.

Sent from my iPhone
[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Fri, Dec 28, 2018 at 8:05 PM
To: Frank DAmore <fireofficial@lambertvillenj.org>
Cc: Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, bambi kuhl <bambikuhl@gmail.com>, ronald Cannella <roncannella2@gmail.com>

No worries frank, I think he was just overwhelmed by it all, I know they have to perform a 15lb line test on all the affected units to find out where the gas line is broken, that was per the gas company official last night. That is why he shut down that half of the building.I will be checking in over the weekend with the property manager and will advise.
[Quoted text hidden]

Ken Rogers <korcon@comcast.net> Fri, Dec 28, 2018 at 8:19 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>
Cc: Frank DAmore <fireofficial@lambertvillenj.org>, Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, bambi kuhl <bambikuhl@gmail.com>, ronald Cannella <roncannella2@gmail.com>

Thanks to all for keeping me in the loop. I was unavailable today. Frank is correct that they can do the emergency work. They have 3 business days to get the permit in to our office according to UCC regulations

Does anyone know when the gas piping will be repaired and the pressure test put on? I would like to get that inspection done for them so gas can be turned back on

Thanks
Ken

Sent from my iPhone
[Quoted text hidden]

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bambi kuhl <bambikuhl@gmail.com> Fri, Dec 28, 2018 at 11:45 PM
To: Mike Barlow <m.barlow@lfddistrict1.com>
Cc: Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Frank DAmore <fireofficial@lambertvillenj.org>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, ronald Cannella <roncannella2@gmail.com>

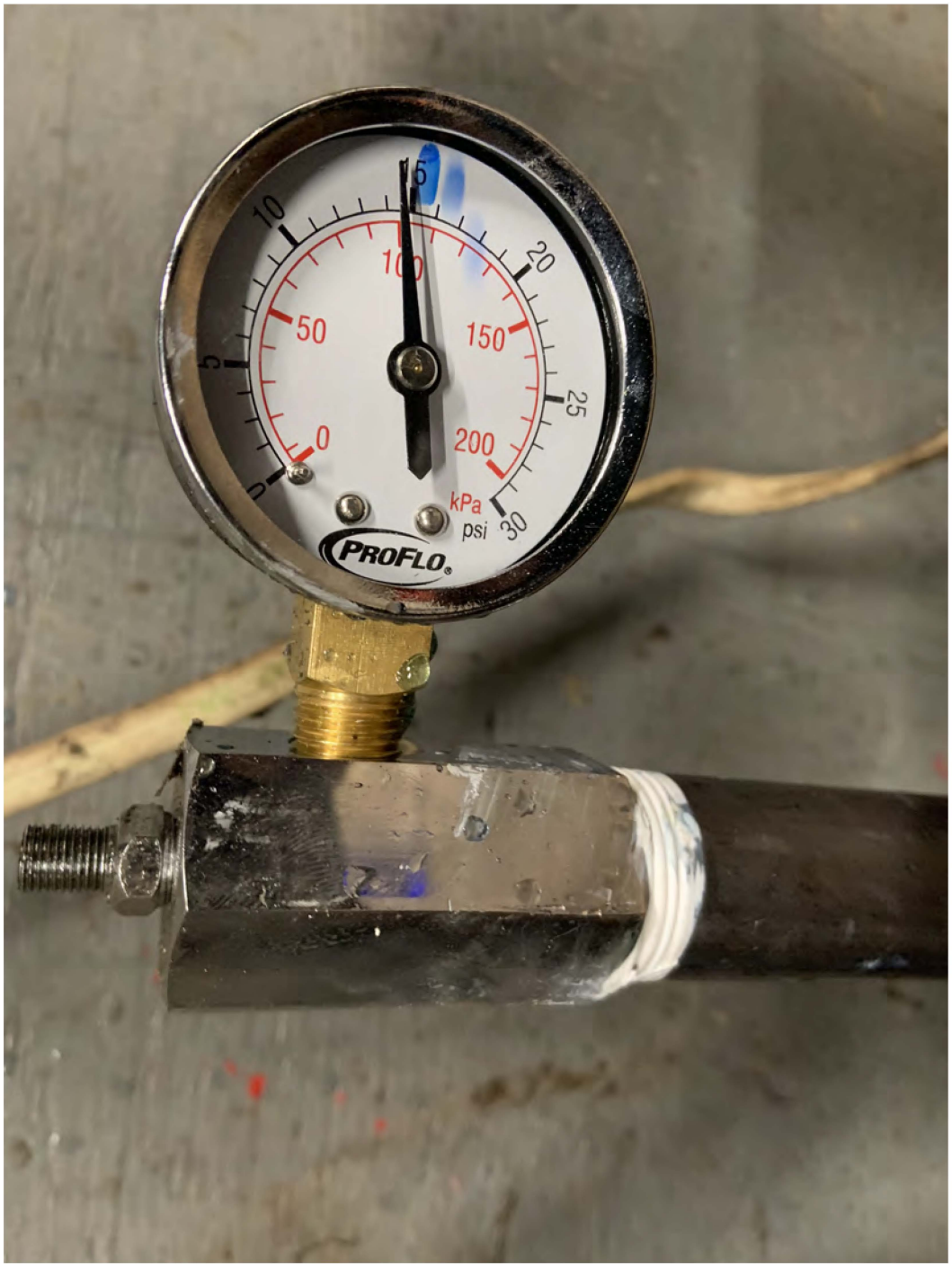
Thank you for the update.
[Quoted text hidden]

Mike Barlow <m.barlow@lfddistrict1.com> Sun, Dec 30, 2018 at 12:02 PM
To: bambi kuhl <bambikuhl@gmail.com>
Cc: Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Frank DAmore <fireofficial@lambertvillenj.org>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>, Ken Rogers <korcon@comcast.net>, ronald Cannella <roncannella2@gmail.com>

Team,

Progress continues at the village apartments with heating system. The new boilers have arrived and are in the process of being installed as we speak. In talking with some of the tenants surprisingly their spirits are positive, Everyone Is happy holding up in their apartments at this time.I will update everyone again tomorrow.

CERAMIC
Tile
GROUT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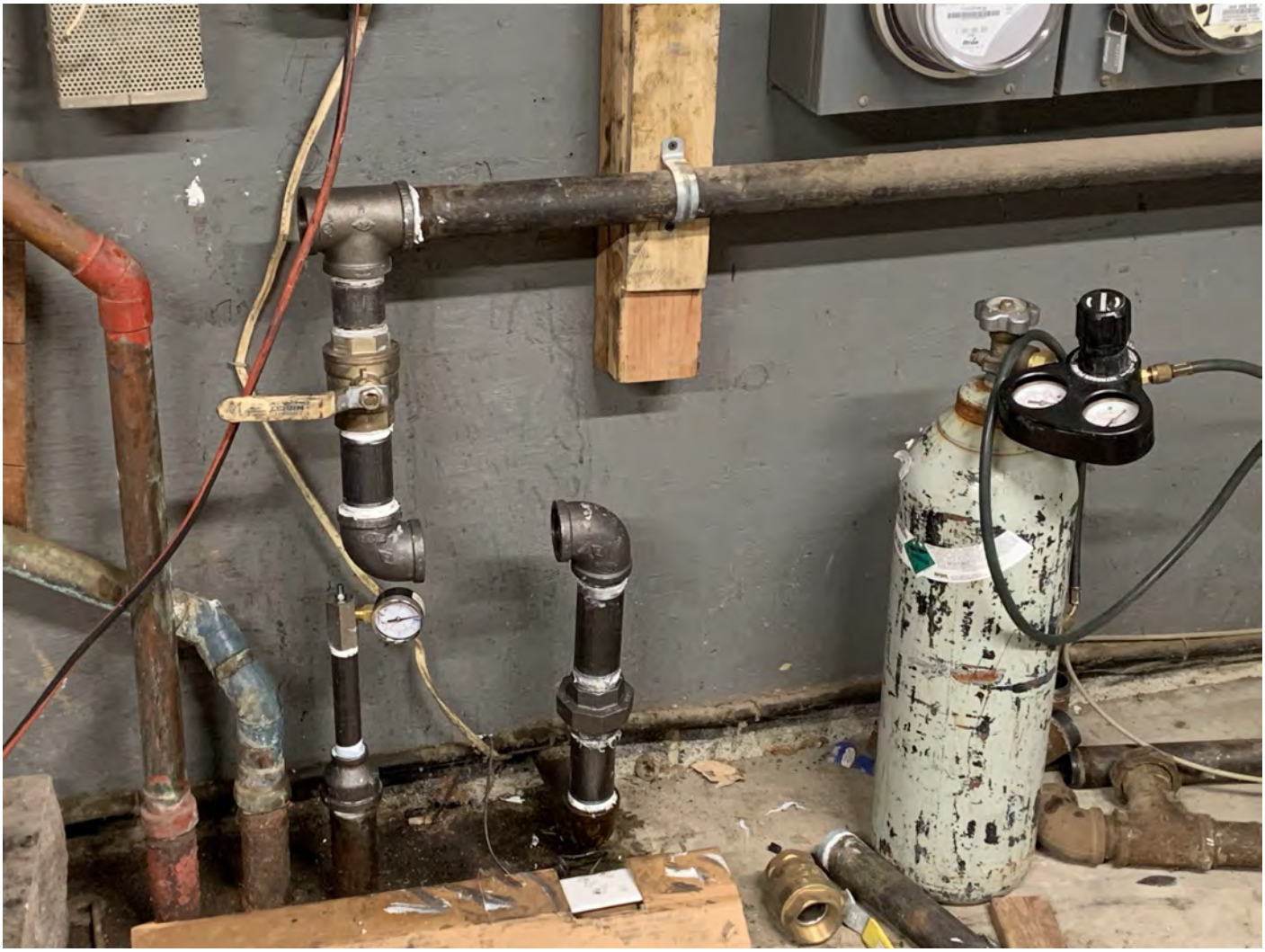

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Mike Barlow <m.barlow@lfddistrict1.com> Mon, Dec 31, 2018 at 1:21 PM
To: Cindy Ege <cityclerk@lambertvillenj.org>, Crystal Lawton <construction@lambertvillenj.org>, David Burd <DaveBurd@comcast.net>, Frank DAmore <fireofficial@lambertvillenj.org>, Joann Lawrence <jlawre0671@aol.com>, Julia Fahl <juliafahlformayor@gmail.com>, Ken Rogers <constructionofficial@lambertvillenj.org>

Team,

Status update at the village apartments is " progress" still at this point, I spoke with the contractors this morning they hope to have this resolved by Wednesday at the latest, however as the temp drops people are starting to feel the discomfort and frustration. Do we have any plans if a request comes in for shelter, food, or showers ? I am not stating that we need to put any plans together just inquiring if the means are available if requested. If you have any questions please feel free to contact me. I wish everyone a HAPPY AND SAFE NEW YEAR !!!!!

Thank You,

Mike Barlow
Chief Of Department
Fire District # 1
City Of Lambertville Fire Department
M.barlow@lfddistrict1.com
Station # 609-397-2084
Cell # 908-328-8409

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CAPEHART SCATCHARD
ATTORNEYS AT LAW

Primitivo J. Cruz
(609) 394-2400
pcruz@capehart.com

January 3, 2019

VIA FEDERAL EXPRESS & E-MAIL (roncannella2@gmail.com)

Mr. Ron Canella
Lambertville Village Realty
c/o AWS Properties
PO Box 446
New Egypt, NJ 08533

RE: Lambertville Village Apartments Gas Leak

Dear Mr. Canella,

I serve as the City Attorney for the City of Lambertville, and I write today requesting your immediate response to an emergent matter involving Lambertville Village Apartments, which I have been informed is under your management. In particular, it has come to the City's attention that an ongoing gas leak at this property, originally identified on November 14, 2018, has yet to be eliminated. Further, the failure of you and/or representatives of the landlord to redress this issue caused the Lambertville Fire Department to respond to yet another reported smell of gas from the property.

Most recently, your failure to timely address this issue caused the City's emergency response team to coordinate the immediate evacuation of residents from the affected dwelling units, for health and safety reasons, because of an extreme explosive hazard. While your onsite representative at the time committed to City representatives that you will reimburse the affected tenants for the costs of their housing relocation, your company nevertheless was not prepared itself to take appropriate measures to arrange for such housing in this emergency situation. This resulted in the City, despite having no responsibility to do so, having to provide a credit card to reserve sufficient replacement housing at a local hotel for your tenants. While the final invoice has not yet been issued, we have been informed that that there will be an estimated cost of at least $3745.00 to provide housing for approximately 32 tenants across 12 rooms. Under the circumstances, be advised that the City fully expects that you will reimburse all reasonable costs that were incurred by the City and/or its employees to provide for housing relocation for your tenants during this emergency situation. Under separate cover, we will provide you with cost invoices and receipts, for your review and payment.

The City of course expects that you and all representatives of the landlord will immediately provide the City with an acceptable plan for avoiding such emergency situations in the future, and we look forward to hearing from you in that regard. If you have any questions on this matter, please contact me.

Very truly yours,

Primitivo Cruz, Esq.

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Version: 1.0
Currently logged in: Joseph Imburgia (PEPPE1019)

Conduct Inspection

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SUMMARY

Printer Friendly

Conduct Inspection

Submittal ID:	539203
Registration #:	1017019847
Created On:	01/29/2019
Submitted On:	N/A

Inspection Information

Program Interest:	295 N MAIN ST	Start Date:	02/01/2019
Inspection Type:	Cyclical	Start Time:	09:00
Inspection Status:	Pending Submission	End Date:	02/01/2019
		End Time:	17:00

Comments:
No Comments

Assigned To:

Name	Team	Role	Completed Date
JOSEPH IMBURGIA	State Team 5	Inspector	02/04/2019

Recorded Inspection Results

Inspected By	Subject Item	Follow Up	Violation ID	SI Status	Requirement	Compliance Status	Location	Location Details
Joseph Imburgia	1 - 295 N MAIN Street: Unit 14, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 15, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 16, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 17, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 18, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 19, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 2, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 20, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 21, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 22, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 23, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 24, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 25, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 26, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 27, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 28, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 29, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 30, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 31, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 32, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 33, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 34, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 35, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 36, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 38, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 4, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 41, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 42, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 43, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 44, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 5, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 7, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 8, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 9, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 10, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 12, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 13, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 907.11.2	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 14, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 15, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 16, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 17, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 18, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 19, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 2, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 20, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 21, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 22, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 23, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 24, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 25, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 26, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 27, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 28, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 29, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 30, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 31, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 32, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 33, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 34, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 35, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 36, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 38, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 4, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 41, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 42, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 43, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 44, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 5, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 7, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 8, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 9, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 10, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 12, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 13, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-28 - 1.a	Unabated	Entire Unit	Replace device more than 10 years old
Joseph Imburgia	1 - 295 N MAIN Street: Unit 14, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 15, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 16, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 17, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 18, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 19, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 2, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 20, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 21, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 22, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 23, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 24, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 25, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 26, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 27, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 28, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 29, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 30, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 31, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 32, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 33, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 34, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 35, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 36, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 38, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 4, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 41, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 42, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 43, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 44, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 5, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 7, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 8, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 9, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 10, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 12, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 13, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.b.4	Unabated	Kitchen	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 41, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Unit	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Unit	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 15, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 16, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 21, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 35, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 7, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2.2	Unabated	Entrance	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 19, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.b	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 27, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.b	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.b	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 31, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.b	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 41, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.b	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	Repair toilet
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	Repair toilet
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 43, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Entire Unit	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 12, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 37, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.c	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 25, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-10 - 2.a	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 26, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-10 - 2.a	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 38, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.e	Unabated	Kitchen	Stove
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 40, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 1.e	Unabated	Kitchen	Stove
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 20, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-16 - 3.a.4	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-16 - 3.a.4	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-16 - 3.a.4	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 36, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 11, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 39, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-14 - 3.d	Unabated	Bedroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 12, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.e	Unabated	Entire Unit	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 29, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 3.a	Unabated	Living Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 29, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 3.a	Unabated	Bedroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 3.a	Unabated	Living Room	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 3, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 3.a	Unabated	Bedroom	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Unit 34, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 6, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Unit 1, Floor 1	Yes	TBD	Violation(s)	N.J.A.C. 5:10-21 - 1.e	Unabated	Bathroom	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	3/4
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	29/30
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	33/34
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	3/4
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	29/30
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Hallway	33/34
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-10 - 2.b	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-10 - 2.b	Unabated	Boiler Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 18.a	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 18.a	Unabated	Boiler Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.i	Unabated	Boiler Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.i	Unabated	Storage Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.k	Unabated	Boiler Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.k	Unabated	Storage Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.i	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.i	Unabated	Storage Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.k	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 11.k	Unabated	Storage Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.1	Unabated	Boiler Room	Seal all penetrations as well
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.1	Unabated	Storage Room	Seal all penetrations
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.1	Unabated	Boiler Room	Seal all penetrations as well
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.1	Unabated	Storage Room	Seal all penetrations
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-3 - 703.2	Unabated	Boiler Room	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.iv.3	Unabated	Boiler Room	Audible/visual device outside of room
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.iv.3	Unabated	Storage Room	Audible/visual device outside of room
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.i.3	Unabated	Boiler Room	Audible/visual device outside of room
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.i.3	Unabated	Storage Room	Audible/visual device outside of room
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.iv.3	Unabated	Boiler Room	Audible/visual device outside of room
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.iv.3	Unabated	Storage Room	Audible/visual device outside of room
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.i.3	Unabated	Boiler Room	Audible/visual device outside of room
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:70-4 - 9.a.i.3	Unabated	Storage Room	Audible/visual device outside of room
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 5	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 2.e	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-6 - 4.a.4	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-13 - 2.e	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-6 - 4.a.4	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 3.c	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 3.c	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-8 - 2.a	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 1	Unabated	Entire Building	All front overhangs
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 1	Unabated	Entire Building	All front overhangs
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 3.c	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 3.c	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-7 - 4	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-24 - 4.b.1	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-24 - 2	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-24 - 4.b.1	Unabated	Entire Building	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Exterior	Yes	TBD	Violation(s)	N.J.A.C. 5:10-24 - 2	Unabated	Entire Building	
Joseph Imburgia	1 - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-1 - 11.d	Unabated	Boiler Room	
Joseph Imburgia	2 - LAMBERTVILLE VILLAGE APTS - 295 N MAIN Street: Building Common	Yes	TBD	Violation(s)	N.J.A.C. 5:10-1 - 11.d	Unabated	Boiler Room	

Registration information updated as a result of this inspection? Yes
Hide Registration Info

Registration Information

Property Information

Property Name:	295 N MAIN ST	Form of Ownership:	Corporation	Certificate of Occupancy Date:	N/A
Property Type:	Multiple Dwelling	Transferred?	null		

Building 1 -

Building Information

Address:	295 North MAIN Street	Building Construction:	Masonry and Steel	Building Heat Fuel Source:	N/A	Building Status:	Active
County:	Hunterdon	Date Building Constructed:	Pre 1977	Building Heat Type:	N/A	Total Building Sq. Footage:	N/A sq. ft.
Municipality:	Lambertville City	Number of Levels (below ground):	0	Certificate of Occupancy Date:	N/A	Lead-Free Proof:	N/A
Building Qualifer - Block:	1004	Height Above Grade:	ft.	Number of Units:	16	Lead-Free Effective Date:	N/A
Building Qualifier - Lot:	3	Number of Levels (above ground):	2				

Elevators

Location	Recall	From (Floor)	To (Floor)
N/A	N/A	N/A	N/A

Other

Apportionment Type	BHI Approval Date	UCC Approval Date	Notes
N/A	N/A	N/A	N/A

Floor Characteristics

Description	Number	Sq. Footage
N/A	N/A	N/A

Units

Unit type	User Assigned Unit #	Floor #	# of Stories	Unit Name (AKA)	Owner Occupied Unit	Unit Qualifier
Apartment (Dwelling Unit)	1	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	10	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	11	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	12	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	13	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	14	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	15	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	16	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	2	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	3	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	4	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	5	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	6	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	7	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	8	1	1	N/A	No	N/A
Apartment (Dwelling Unit)	9	1	1	N/A	No	N/A

Building 2 - LAMBERTVILLE VILLAGE APTS

Building Information

Address:	295 North MAIN Street	Building Construction:		Building Heat Fuel Source:	N/A	Building Status:	Active
						Total Building Sq. Footage:	N/A sq. ft.

Cindy Ege <cityclerk@lambertvillenj.org>

FW: Village apartments

2 messages

R. Brown <rbrown@lambertvillepolice.org> Wed, Jan 30, 2019 at 9:49 AM
To: Cindy Ege <cityclerk@lambertvillenj.org>

Good morning again. I spoke with Chief Barlow. He does not have anything more to report. He is also waiting for DCA Inspection Report. Will this

Email help you in drafting the letter and to forward to the council members as they requested?

On Jan 24, 2019, at 6:22 PM, Mike Barlow <m.barlow@lfddistrict1.com> wrote:

Team,

The inspection was completed by the state official today at the property located at 295 north main street, The village apartments. The inspection produced what we have suspected from the onset and that is, several life safety violations (smoke detectors, carbon monoxide detectors only 3 working in the entire complex, holes in the fire walls and separations, blocked paths of egress, fire rated doors/and assembly lack of, non existent alarm systems in common areas etc) other violations consist of electrical (illegal outlets, overloaded outlets, improper wiring, etc) and building code violations (doors, sidewalks, gutters, porches etc) as well as animal and health code violations. The animal violations were handled by Lieutenant Brown and the ACO immediately. The health code violations will be handled by the state inspector. A more detailed report is forthcoming from the state once Mr. Imburgia completes his report. He will respond to our small group once completed and we can distribute further if we see fit.

Thank You,

Mike Barlow

Chief Of Department

Fire District # 1

City Of Lambertville Fire Department

M.barlow@lfddistrict1.com

Station # 609-397-2084

Cell # 908-328-8409

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cityclerk@lambertvillenj.org <cityclerk@lambertvillenj.org> Wed, Jan 30, 2019 at 9:58 AM
To: "R. Brown" <rbrown@lambertvillepolice.org>

Yes – thank you.

[Quoted text hidden]

APPENDIX E

NJDCA Inspection Reports

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 1017019847
Notice #: 29078190
Issuance Date: August 07, 2018
Inspector(s): FRANK BOCCHINI

Inspection Type: Addendum
Inspection Date: 07/13/2018
Re-inspection Date: On or after 10/06/2018

Owner Information: LAMBERTVILLE VILLAGE APTS
C/O YEE LEE
3 CIMMAMOM CT
Holmdel, NJ 07733
7328880826

Property Information: 295 N MAIN ST
295 North MAIN Street
Lambertville City, Hunterdon County

Property Type: Multiple Dwelling
Buildings: 2
Apartments: 0
Dwelling Units: 44
Total Units: 44

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated there under. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.

Please be advised that if you had previously been issued a Certificate of Inspection it has been rescinded until the violations cited on this addenda inspection report are abated.

Lt. Governor
Sheila Y. Oliver,
Commissioner,Community Affairs

By: Edwin Tomkiewicz, Chief, Bureau of Housing Inspection

ATTENTION - PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

OPEN VIOLATIONS

PLEASE REFER TO THE PERMIT INFORMATION AT THE END OF THIS REPORT FOR CORRECTIVE ACTIONS WITH A FOOTNOTE OF a "P" or "M". ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR N.J.A.C. 5:70 ET SEQ.

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846582	Building 2 295 North MAIN Street	Building 2-Common	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846583	Building 2 295 North MAIN Street	Building 2-Common	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846572	Building 2 295 North MAIN Street	Unit 17 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846573	Building 2 295 North MAIN Street	Unit 17 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846574	Building 2 295 North MAIN Street	Unit 18 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846575	Building 2 295 North MAIN Street	Unit 18 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846576	Building 2 295 North MAIN Street	Unit 19 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846577	Building 2 295 North MAIN Street	Unit 19 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846578	Building 2 295 North MAIN Street	Unit 20 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846579	Building 2 295 North MAIN Street	Unit 20 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846580	Building 2 295 North MAIN Street	Unit 21 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846581	Building 2 295 North MAIN Street	Unit 21 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846584	Building 2 295 North MAIN Street	Unit 22 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846585	Building 2 295 North MAIN Street	Unit 22 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846586	Building 2 295 North MAIN Street	Unit 23 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846587	Building 2 295 North MAIN Street	Unit 23 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846588	Building 2 295 North MAIN Street	Unit 24 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846589	Building 2 295 North MAIN Street	Unit 24 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846590	Building 2 295 North MAIN Street	Unit 25 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846591	Building 2 295 North MAIN Street	Unit 25 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846592	Building 2 295 North MAIN Street	Unit 26 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846593	Building 2 295 North MAIN Street	Unit 26 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846594	Building 2 295 North MAIN Street	Unit 27 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846595	Building 2 295 North MAIN Street	Unit 27 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846596	Building 2 295 North MAIN Street	Unit 28 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846597	Building 2 295 North MAIN Street	Unit 28 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846598	Building 2 295 North MAIN Street	Unit 29 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846599	Building 2 295 North MAIN Street	Unit 29 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846600	Building 2 295 North MAIN Street	Unit 30 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846601	Building 2 295 North MAIN Street	Unit 30 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846602	Building 2 295 North MAIN Street	Unit 31 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846603	Building 2 295 North MAIN Street	Unit 31 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846604	Building 2 295 North MAIN Street	Unit 32 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846605	Building 2 295 North MAIN Street	Unit 32 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846606	Building 2 295 North MAIN Street	Unit 33 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846607	Building 2 295 North MAIN Street	Unit 33 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846608	Building 2 295 North MAIN Street	Unit 34 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846609	Building 2 295 North MAIN Street	Unit 34 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846610	Building 2 295 North MAIN Street	Unit 35 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846611	Building 2 295 North MAIN Street	Unit 35 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846612	Building 2 295 North MAIN Street	Unit 36 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846613	Building 2 295 North MAIN Street	Unit 36 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846614	Building 2 295 North MAIN Street	Unit 37 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846615	Building 2 295 North MAIN Street	Unit 37 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846616	Building 2 295 North MAIN Street	Unit 38 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846617	Building 2 295 North MAIN Street	Unit 38 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846618	Building 2 295 North MAIN Street	Unit 39 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846619	Building 2 295 North MAIN Street	Unit 39 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
3846620	Building 2 295 North MAIN Street	Unit 40 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846621	Building 2 295 North MAIN Street	Unit 40 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846622	Building 2 295 North MAIN Street	Unit 41 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846623	Building 2 295 North MAIN Street	Unit 41 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846624	Building 2 295 North MAIN Street	Unit 42 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846625	Building 2 295 North MAIN Street	Unit 42 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846626	Building 2 295 North MAIN Street	Unit 43 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846627	Building 2 295 North MAIN Street	Unit 43 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
3846628	Building 2 295 North MAIN Street	Unit 44 Floor 1 Building 2	Entire Unit-bed bugs	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
3846629	Building 2 295 North MAIN Street	Unit 44 Floor 1 Building 2	Entire Unit-bed bugs	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N

UNITS/AREAS WITH NO VIOLATIONS

Bldg #	Area
***	

IMPORTANT NOTICE TO OWNERS
(PLEASE READ CAREFULLY)

IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE, ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C.5:10-6.6(g). UPON REINSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW, ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.

PERMIT INFORMATION (CORRECTIVE ACTION WITH THE FOLLOWING FOOTNOTE)

'P' - A CONSTRUCTION PERMIT IS REQUIRED FROM THE CONSTRUCTION OFFICIAL. COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVALS OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.

'M' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED ITS REINSPECTION.

VIOLATIONS - REINSPECTIONS

A reinspection will take place no earlier than 60 days from which this inspection report was delivered or served. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633- 6210.

INSPECTION FEE PAYMENT

The Order to Pay Inspection Fee , received with this report, must be returned with the fee (SPECIFIED ON INVOICE) within 90 days of the day it was delivered or served. Payments may be made online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes) under the DCA RIMS Online Services link. You may also mail your payment, with the invoice stub, to State of New Jersey, DCA BHI - DORES, PO Box 662, Trenton, NJ 08646-0662. If payment is not received within 90 days, a penalty will be assessed in the amount of $50.00 or 50% of the inspection fee, whichever is greater up to $500.00 maximum.

The Certificate of Inspection cannot be issued until all violations have been corrected, all fees and penalties have been paid, and the Certificate of Registration has been issued to the current owner. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633-6210.

HEARING REQUEST

You have the right to contest these orders at an administrative hearing. Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Submit an Appeal Request". Requests MUST BE MADE WITHIN 15 DAYS AFTER THESE ORDERS WERE DELIVERED AND SERVED.

Requests not submitted online MUST BE MADE IN WRITING AND MUST BE POSTMARKED WITHIN 15 DAYS AFTER THESE ORDERS WERE DELIVERED AND SERVED. Requests must set forth in detail all issues, FACTUAL, LEGAL or PROCEDURAL, intended to be raised at the hearing as any issue not so raised shall be deemed waived. Please be sure to include, with your request, the property address, registration number, and reinspection date and mail to HEARING COORDINATOR, BUREAU OF HOUSING INSPECTION, PO BOX 810, TRENTON, NJ 08625-0810.

A corporation must be represented only by: (1) a licensed attorney; or (2) a person who submits a written statement bearing the corporate seal which specifies that, by means of corporate resolution, he/she has been authorized as corporate agent in this matter.

You will be notified of the time and place of the hearing which shall be held pursuant to Section 18 of the Hotel and Multiple Dwelling Law and the Administrative Procedures Act. If you have any questions, contact the Bureau of Housing Inspection Hearing Coordinator at (609) 633-6216.

EXTENSION REQUEST

You may request an extension of time to correct any violation(s). By requesting an extension with respect to a violation, one expressly waives the right to a hearing as to that violation and concedes that the Inspection Report and Orders are correct and free from procedural or substantive defects as to that violation. While the extension request is being considered, the reinspection date on this inspection report, by which all violations must be corrected, does not change and remains the same for any violation for which an extension was denied.

Extension requests MUST BE SUBMITTED TWO (2) WEEKS PRIOR TO THE REINSPECTION DATE ON THIS INSPECTION REPORT.

Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Request an Extension" under the Bureau of Housing Inspection.

Requests ***not*** submitted online must be made in writing and must state in detail: (1) the violations corrected to date; (2) the reason why each uncorrected violation cannot be corrected prior to the reinspection date on this inspection report; and (3) the date by which all violations will be corrected. Please be sure to include the property address, registration number and the reinspection date in your

request for an extension and mail to: BUREAU OF HOUSING INSPECTION (EXTENSIONS), PO BOX 810, TRENTON, NJ 08625-0810.

EXCEPTION REQUEST

An owner may request an exception from an Order to correct any listed violation. A request for an exception MUST BE MADE IN WRITING WITHIN 30 DAYS OF WHEN THE INSPECTION REPORT AND ORDERS WERE DELIVERED AND SERVED. As provided by law, an exception can only be granted if: (1) compliance with the order would cause undue hardship (not purely financial hardship); and (2) an alternative means of correcting the violation exists which would not endanger the building occupants nor the public in general.

Please be sure to include the property address, registration number and the reinspection date in your request for the exception and mail to: BUREAU OF HOUSING INSPECTION (EXCEPTIONS), PO BOX 810, TRENTON, NJ 08625-0810.

REGULATIONS AND CODES

Corrective Actions prefixed by "5:10-" on this Inspection Report and Orders of the Commissioner refer to violations cited pursuant to the Regulations for Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-1 et seq. These regulations along with the New Jersey Multiple Dwelling Law N.J.S.A 55:13A-1 et. seq. are available online at the Department of Community Affairs, Division of Codes and Standards, Bureau of Housing Inspection website at: http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html.

Corrective Actions prefixed by "5:70-" refer to violations cited under the New Jersey Uniform Fire Code N.J.A.C. 5:70-1 et. seq., which is available online at the Department of Community Affairs, Division of Fire Safety's website at: http://www.nj.gov/dca/divisions/dfs/codes.

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 1017019847
Notice #: 30114065
Issuance Date: March 06, 2019
Inspector(s): JOSEPH IMBURGIA

Inspection Type: Cyclical
Inspection Date: 02/01/2019
Re-inspection Date: On or after 05/05/2019

Owner Information: Lambertville Village Realty
C/O Shui Yee Lee
3 Cinnamon Court
Holmdel, NJ 07733
6093973509

Property Information: 295 N MAIN ST
295 North MAIN Street
Lambertville City, Hunterdon County

Property Type: Multiple Dwelling
Buildings: 2
Apartments: 0
Dwelling Units: 44
Total Units: 44

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated there under. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.

Lt. Governor
Sheila Y. Oliver,
Commissioner,Community Affairs

By: Edwin Tomkiewicz, Chief, Bureau of Housing Inspection

ATTENTION - PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

OPEN VIOLATIONS

PLEASE REFER TO THE PERMIT INFORMATION AT THE END OF THIS REPORT FOR CORRECTIVE ACTIONS WITH A FOOTNOTE OF a "P" or "M". ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR N.J.A.C. 5:70 ET SEQ.

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049829	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Maintain leaders and drainpipes in good condition [N.J.A.C. 5:10-7.5]	N
4049855	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Maintain driveways free of potholes or other unsafe or unsanitary conditions [N.J.A.C. 5:10-24.2]	N
4049854	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Identify each space or group of spaces set aside as parking for the handicapped with a clearly visible sign displaying the International Symbol of Access along with the following words: "This space reserved for physically handicapped drivers." [N.J.A.C. 5:10-24.4(b)1]	N
4049850	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	REPOINT BRICK WORK [N.J.A.C. 5:10-7.4]	N
4049849	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Replace Loose or Missing Brick *M [N.J.A.C. 5:10-7.3(c)]	N
4049848	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	REPAIR BRICK WORK [N.J.A.C. 5:10-7.4]	N
4049843	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Repair woodwork to have an even and smooth surface [N.J.A.C. 5:10-8.2(a)]	N
4049842	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Paint exterior woodwork with an appropriate coating [N.J.A.C. 5:10-7.3(c)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049839	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Repair walkways to be Free of Hazards. [N.J.A.C. 5:10-6.4(a)4]	N
4049838	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Make exterior parking areas, pedestrian walkways or other portions of the premises subject to regular and recurrent use by occupants at night, illuminated continually from one-half hour before sunset to one-half hour after sunrise, unless the lighting is connected to a dusk to dawn photoelectric device to enable safe passage of persons of normal vision*M [N.J.A.C. 5:10-13.2(e)]	N
4049835	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Maintain gutters and drain pipes securely fastened to the building [N.J.A.C. 5:10-7.5]	N
4049834	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Maintain gutters and drain pipes free of leaks [N.J.A.C. 5:10-7.5]	N
4049830	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Make leaders and drainpipes direct storm waters into draining systems and away from the foundation walls of the structure [N.J.A.C. 5:10-7.5]	N
4049828	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building	Keep leaders and drainpipes clean and free of obstructions [N.J.A.C. 5:10-7.5]	N
4049846	Building 1 295 North MAIN Street	Building 1 - Exterior	Entire Building-All front overhangs	Correct Inadequate Load Bearing to be Capable of Sustaining Safely Its Own Weight and Loads to Which they May be Subject To *M [N.J.A.C. 5:10-7.1]	Y
4049818	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	Repair/Replace fire door assembly *M [N.J.A.C. 5:70-3.703(2)]	Y
4049858	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	Keep validated copy of the certificate of registration posted in a conspicuous location within the hotel, retreat lodging facility or multiple dwelling [N.J.A.C. 5:10-1.11(d)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049802	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
4049804	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	Enclose boiler/furnace equipment in a room with a one hour fire rated construction when the steam equipment is above 15 psig or hot water system is above 160 psig *P [N.J.A.C. 5:70-4.18(a)]	Y
4049806	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	Provide artificial illumination for exit discharge. *P [N.J.A.C. 5:70-4.11(i)]	Y
4049808	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room	Install internally illuminated or self-illuminated EXIT signs. *P [N.J.A.C. 5:70-4.11(k)]	Y
4049820	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room-Audible/visual device outside of room	Alarms in building of Use Group R-2 must be located so as to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours *M [N.J.A.C. 5:70-4.9(a)3iv]	Y
4049822	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room-Audible/visual device outside of room	Install AC powered constantly active electrical hard wired interconnected smoke detectors in all interior common areas, with the approval of the fire protection subcode official, fixed temperature or rate of rise combination heat detectors may be substituted for smoke detectors where frequent nuisance alarms would be likely to occur. *p [N.J.A.C. 5:70-4.9(a)3i]	Y
4049814	Building 1 295 North MAIN Street	Building 1 - Common	Boiler Room-Seal all penetrations as well	Repair and Maintain required fire-resistive ceiling assembly. *M [N.J.A.C. 5:70-3.703(1)]	Y
4049797	Building 1 295 North MAIN Street	Building 1 - Common	Hallway-29/30	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049796	Building 1 295 North MAIN Street	Building 1 - Common	Hallway-3/4	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N
4049798	Building 1 295 North MAIN Street	Building 1 - Common	Hallway-33/34	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N
4049807	Building 1 295 North MAIN Street	Building 1 - Common	Storage Room	Provide artificial illumination for exit discharge. *P [N.J.A.C. 5:70-4.11(i)]	Y
4049809	Building 1 295 North MAIN Street	Building 1 - Common	Storage Room	Install internally illuminated or self-illuminated EXIT signs. *P [N.J.A.C. 5:70-4.11(k)]	Y
4049821	Building 1 295 North MAIN Street	Building 1 - Common	Storage Room-Audible/visual device outside of room	Alarms in building of Use Group R-2 must be located so as to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours *M [N.J.A.C. 5:70-4.9(a)3iv]	Y
4049823	Building 1 295 North MAIN Street	Building 1 - Common	Storage Room-Audible/visual device outside of room	Install AC powered constantly active electrical hard wired interconnected smoke detectors in all interior common areas, with the approval of the fire protection subcode official, fixed temperature or rate of rise combination heat detectors may be substituted for smoke detectors where frequent nuisance alarms would be likely to occur. *p [N.J.A.C. 5:70-4.9(a)3i]	Y
4049815	Building 1 295 North MAIN Street	Building 1 - Common	Storage Room-Seal all penetrations	Repair and Maintain required fire-resistive ceiling assembly. *M [N.J.A.C. 5:70-3.703(1)]	Y
4049795	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Bathroom	Repair or replace tub/shower walls *M [N.J.A.C. 5:10-21.1(e)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049765	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Bathroom-Repair toilet	Maintain toilet including the toilet seat, wash basin, shower, bath and other plumbing or sanitary facility forming part of any toilet room or bathroom in good operating condition at all times [N.J.A.C. 5:10-21.1(e)]	N
4049752	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Entire Unit	repair windows [N.J.A.C. 5:10-7.4]	N
4049657	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049701	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049745	Building 1 295 North MAIN Street	Unit 1, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049702	Building 1 295 North MAIN Street	Unit 10, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049658	Building 1 295 North MAIN Street	Unit 10, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049746	Building 1 295 North MAIN Street	Unit 10, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049784	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Bathroom	REPAIR OR REPLACE MECHANICAL BATHROOM VENTILATION TO EXHAUST AT LEAST 40 CUBIC FEET OF AIR PER MINUTE PER URINAL OR TOILET *M [N.J.A.C. 5:10-16.3(a)4]	N
4049786	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Bathroom	Repair faucet bathtub/shower *M [N.J.A.C. 5:10-21.1(e)]	N
4049703	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049659	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049758	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y
4049747	Building 1 295 North MAIN Street	Unit 11, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049768	Building 1 295 North MAIN Street	Unit 12, Floor 1, Building 1	Entire Unit	PAINT ENTIRE DWELLING UNIT WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049788	Building 1 295 North MAIN Street	Unit 12, Floor 1, Building 1	Entire Unit	Occupant shall provide housekeeping to insure cleanliness and sanitation within individual units of dwelling space [N.J.A.C. 5:10-8.2(e)]	N
4049704	Building 1 295 North MAIN Street	Unit 12, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049660	Building 1 295 North MAIN Street	Unit 12, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049748	Building 1 295 North MAIN Street	Unit 12, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049705	Building 1 295 North MAIN Street	Unit 13, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049661	Building 1 295 North MAIN Street	Unit 13, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049749	Building 1 295 North MAIN Street	Unit 13, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049662	Building 1 295 North MAIN Street	Unit 14, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049618	Building 1 295 North MAIN Street	Unit 14, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049706	Building 1 295 North MAIN Street	Unit 14, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049663	Building 1 295 North MAIN Street	Unit 15, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049619	Building 1 295 North MAIN Street	Unit 15, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049753	Building 1 295 North MAIN Street	Unit 15, Floor 1, Building 1	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049707	Building 1 295 North MAIN Street	Unit 15, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049620	Building 1 295 North MAIN Street	Unit 16, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049664	Building 1 295 North MAIN Street	Unit 16, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049754	Building 1 295 North MAIN Street	Unit 16, Floor 1, Building 1	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y
4049708	Building 1 295 North MAIN Street	Unit 16, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049668	Building 1 295 North MAIN Street	Unit 2, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049624	Building 1 295 North MAIN Street	Unit 2, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049712	Building 1 295 North MAIN Street	Unit 2, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049761	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Bathroom	Remove from ceilings visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4049792	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Bedroom	Repair torn carpet to be free of hazards [N.J.A.C. 5:10-8.3(a)]	N
4049766	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Entire Unit	PAINT ENTIRE DWELLING UNIT WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049750	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Entire Unit	repair windows [N.J.A.C. 5:10-7.4]	N
4049635	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049679	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049723	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049791	Building 1 295 North MAIN Street	Unit 3, Floor 1, Building 1	Living Room	Repair torn carpet to be free of hazards [N.J.A.C. 5:10-8.3(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049646	Building 1 295 North MAIN Street	Unit 4, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049690	Building 1 295 North MAIN Street	Unit 4, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049734	Building 1 295 North MAIN Street	Unit 4, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049652	Building 1 295 North MAIN Street	Unit 5, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049696	Building 1 295 North MAIN Street	Unit 5, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049740	Building 1 295 North MAIN Street	Unit 5, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049794	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Bathroom	Repair or replace tub/shower walls *M [N.J.A.C. 5:10-21.1(e)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049783	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Bathroom	REPAIR OR REPLACE MECHANICAL BATHROOM VENTILATION TO EXHAUST AT LEAST 40 CUBIC FEET OF AIR PER MINUTE PER URINAL OR TOILET *M [N.J.A.C. 5:10-16.3(a)4]	N
4049764	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Bathroom-Repair toilet	Maintain toilet including the toilet seat, wash basin, shower, bath and other plumbing or sanitary facility forming part of any toilet room or bathroom in good operating condition at all times [N.J.A.C. 5:10-21.1(e)]	N
4049653	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049697	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049741	Building 1 295 North MAIN Street	Unit 6, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049698	Building 1 295 North MAIN Street	Unit 7, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049654	Building 1 295 North MAIN Street	Unit 7, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049757	Building 1 295 North MAIN Street	Unit 7, Floor 1, Building 1	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y
4049742	Building 1 295 North MAIN Street	Unit 7, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049699	Building 1 295 North MAIN Street	Unit 8, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049655	Building 1 295 North MAIN Street	Unit 8, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049743	Building 1 295 North MAIN Street	Unit 8, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049656	Building 1 295 North MAIN Street	Unit 9, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049700	Building 1 295 North MAIN Street	Unit 9, Floor 1, Building 1	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
				Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	
4049744	Building 1 295 North MAIN Street	Unit 9, Floor 1, Building 1	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049831	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Keep leaders and drainpipes clean and free of obstructions [N.J.A.C. 5:10-7.5]	N
4049832	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Maintain leaders and drainpipes in good condition [N.J.A.C. 5:10-7.5]	N
4049857	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Maintain driveways free of potholes or other unsafe or unsanitary conditions [N.J.A.C. 5:10-24.2]	N
4049856	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Identify each space or group of spaces set aside as parking for the handicapped with a clearly visible sign displaying the International Symbol of Access along with the following words: "This space reserved for physically handicapped drivers." [N.J.A.C. 5:10-24.4(b)1]	N
4049853	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	REPOINT BRICK WORK [N.J.A.C. 5:10-7.4]	N
4049852	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Replace Loose or Missing Brick *M [N.J.A.C. 5:10-7.3(c)]	N
4049851	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	REPAIR BRICK WORK [N.J.A.C. 5:10-7.4]	N
4049845	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Repair woodwork to have an even and smooth surface [N.J.A.C. 5:10-8.2(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049844	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Paint exterior woodwork with an appropriate coating [N.J.A.C. 5:10-7.3(c)]	N
4049841	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Repair walkways to be Free of Hazards. [N.J.A.C. 5:10-6.4(a)4]	N
4049840	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Make exterior parking areas, pedestrian walkways or other portions of the premises subject to regular and recurrent use by occupants at night, illuminated continually from one-half hour before sunset to one-half hour after sunrise, unless the lighting is connected to a dusk to dawn photoelectric device to enable safe passage of persons of normal vision*M [N.J.A.C. 5:10-13.2(e)]	N
4049837	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Maintain gutters and drain pipes securely fastened to the building [N.J.A.C. 5:10-7.5]	N
4049836	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Maintain gutters and drain pipes free of leaks [N.J.A.C. 5:10-7.5]	N
4049833	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building	Make leaders and drainpipes direct storm waters into draining systems and away from the foundation walls of the structure [N.J.A.C. 5:10-7.5]	N
4049847	Building 2 295 North MAIN Street	Building 2 - Exterior	Entire Building-All front overhangs	Correct Inadequate Load Bearing to be Capable of Sustaining Safely Its Own Weight and Loads to Which they May be Subject To *M [N.J.A.C. 5:10-7.1]	Y
4049859	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	Keep validated copy of the certificate of registration posted in a conspicuous location within the hotel, retreat lodging facility or multiple dwelling [N.J.A.C. 5:10-1.11(d)]	N
4049810	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	Provide artificial illumination for exit discharge. *P [N.J.A.C. 5:70-4.11(i)]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049812	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	Install internally illuminated or self-illuminated EXIT signs. *P [N.J.A.C. 5:70-4.11(k)]	Y
4049819	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	Repair/Replace fire door assembly *M [N.J.A.C. 5:70-3.703(2)]	Y
4049805	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	Enclose boiler/furnace equipment in a room with a one hour fire rated construction when the steam equipment is above 15 psig or hot water system is above 160 psig *P [N.J.A.C. 5:70-4.18(a)]	Y
4049803	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room	post certificate for extermination [N.J.A.C. 5:10-10.2(b)]	N
4049826	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room-Audible/visual device outside of room	Install AC powered constantly active electrical hard wired interconnected smoke detectors in all interior common areas, with the approval of the fire protection subcode official, fixed temperature or rate of rise combination heat detectors may be substituted for smoke detectors where frequent nuisance alarms would be likely to occur. *p [N.J.A.C. 5:70-4.9(a)3i]	Y
4049824	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room-Audible/visual device outside of room	Alarms in building of Use Group R-2 must be located so as to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours *M [N.J.A.C. 5:70-4.9(a)3iv]	Y
4049816	Building 2 295 North MAIN Street	Building 2 - Common	Boiler Room-Seal all penetrations as well	Repair and Maintain required fire-resistive ceiling assembly. *M [N.J.A.C. 5:70-3.703(1)]	Y
4049800	Building 2 295 North MAIN Street	Building 2 - Common	Hallway-29/30	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049799	Building 2 295 North MAIN Street	Building 2 - Common	Hallway-3/4	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N
4049801	Building 2 295 North MAIN Street	Building 2 - Common	Hallway-33/34	REPAIR FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N
4049813	Building 2 295 North MAIN Street	Building 2 - Common	Storage Room	Install internally illuminated or self-illuminated EXIT signs. *P [N.J.A.C. 5:70-4.11(k)]	Y
4049811	Building 2 295 North MAIN Street	Building 2 - Common	Storage Room	Provide artificial illumination for exit discharge. *P [N.J.A.C. 5:70-4.11(i)]	Y
4049825	Building 2 295 North MAIN Street	Building 2 - Common	Storage Room-Audible/visual device outside of room	Alarms in building of Use Group R-2 must be located so as to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building not separated by fire walls having a fire-resistance rating of at least two hours *M [N.J.A.C. 5:70-4.9(a)3iv]	Y
4049827	Building 2 295 North MAIN Street	Building 2 - Common	Storage Room-Audible/visual device outside of room	Install AC powered constantly active electrical hard wired interconnected smoke detectors in all interior common areas, with the approval of the fire protection subcode official, fixed temperature or rate of rise combination heat detectors may be substituted for smoke detectors where frequent nuisance alarms would be likely to occur. *p [N.J.A.C. 5:70-4.9(a)3i]	Y
4049817	Building 2 295 North MAIN Street	Building 2 - Common	Storage Room-Seal all penetrations	Repair and Maintain required fire-resistive ceiling assembly. *M [N.J.A.C. 5:70-3.703(1)]	Y
4049621	Building 2 295 North MAIN Street	Unit 17, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049665	Building 2 295 North MAIN Street	Unit 17, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049709	Building 2 295 North MAIN Street	Unit 17, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049666	Building 2 295 North MAIN Street	Unit 18, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049622	Building 2 295 North MAIN Street	Unit 18, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049710	Building 2 295 North MAIN Street	Unit 18, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049759	Building 2 295 North MAIN Street	Unit 19, Floor 1, Building 2	Bathroom	Remove from ceilings visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4049623	Building 2 295 North MAIN Street	Unit 19, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049667	Building 2 295 North MAIN Street	Unit 19, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049711	Building 2 295 North MAIN Street	Unit 19, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049782	Building 2 295 North MAIN Street	Unit 20, Floor 1, Building 2	Bathroom	REPAIR OR REPLACE MECHANICAL BATHROOM VENTILATION TO EXHAUST AT LEAST 40 CUBIC FEET OF AIR PER MINUTE PER URINAL OR TOILET *M [N.J.A.C. 5:10-16.3(a)4]	N
4049625	Building 2 295 North MAIN Street	Unit 20, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049669	Building 2 295 North MAIN Street	Unit 20, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049713	Building 2 295 North MAIN Street	Unit 20, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049626	Building 2 295 North MAIN Street	Unit 21, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049670	Building 2 295 North MAIN Street	Unit 21, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049755	Building 2 295 North MAIN Street	Unit 21, Floor 1, Building 2	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y
4049714	Building 2 295 North MAIN Street	Unit 21, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049671	Building 2 295 North MAIN Street	Unit 22, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049627	Building 2 295 North MAIN Street	Unit 22, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049715	Building 2 295 North MAIN Street	Unit 22, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049628	Building 2 295 North MAIN Street	Unit 23, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049672	Building 2 295 North MAIN Street	Unit 23, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049716	Building 2 295 North MAIN Street	Unit 23, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049629	Building 2 295 North MAIN Street	Unit 24, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049673	Building 2 295 North MAIN Street	Unit 24, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049717	Building 2 295 North MAIN Street	Unit 24, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049778	Building 2 295 North MAIN Street	Unit 25, Floor 1, Building 2	Entire Unit	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049674	Building 2 295 North MAIN Street	Unit 25, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049630	Building 2 295 North MAIN Street	Unit 25, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049718	Building 2 295 North MAIN Street	Unit 25, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049779	Building 2 295 North MAIN Street	Unit 26, Floor 1, Building 2	Entire Unit	Eradicate any insects, rats or other pests when infestation exists in two or more units of dwelling space or in common areas of building [N.J.A.C. 5:10-10.2(a)]	N
4049631	Building 2 295 North MAIN Street	Unit 26, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049675	Building 2 295 North MAIN Street	Unit 26, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049719	Building 2 295 North MAIN Street	Unit 26, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049760	Building 2 295 North MAIN Street	Unit 27, Floor 1, Building 2	Bathroom	Remove from ceilings visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4049632	Building 2 295 North MAIN Street	Unit 27, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049676	Building 2 295 North MAIN Street	Unit 27, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049720	Building 2 295 North MAIN Street	Unit 27, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049633	Building 2 295 North MAIN Street	Unit 28, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049677	Building 2 295 North MAIN Street	Unit 28, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049721	Building 2 295 North MAIN Street	Unit 28, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049790	Building 2 295 North MAIN Street	Unit 29, Floor 1, Building 2	Bedroom	Repair torn carpet to be free of hazards [N.J.A.C. 5:10-8.3(a)]	N
4049634	Building 2 295 North MAIN Street	Unit 29, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049678	Building 2 295 North MAIN Street	Unit 29, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049722	Building 2 295 North MAIN Street	Unit 29, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049789	Building 2 295 North MAIN Street	Unit 29, Floor 1, Building 2	Living Room	Repair torn carpet to be free of hazards [N.J.A.C. 5:10-8.3(a)]	N
4049636	Building 2 295 North MAIN Street	Unit 30, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049680	Building 2 295 North MAIN Street	Unit 30, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049724	Building 2 295 North MAIN Street	Unit 30, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049762	Building 2 295 North MAIN Street	Unit 31, Floor 1, Building 2	Bathroom	Remove from ceilings visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4049637	Building 2 295 North MAIN Street	Unit 31, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049681	Building 2 295 North MAIN Street	Unit 31, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049725	Building 2 295 North MAIN Street	Unit 31, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049638	Building 2 295 North MAIN Street	Unit 32, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049682	Building 2 295 North MAIN Street	Unit 32, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049726	Building 2 295 North MAIN Street	Unit 32, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049683	Building 2 295 North MAIN Street	Unit 33, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049639	Building 2 295 North MAIN Street	Unit 33, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049727	Building 2 295 North MAIN Street	Unit 33, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049793	Building 2 295 North MAIN Street	Unit 34, Floor 1, Building 2	Bathroom	Repair or replace tub/shower walls *M [N.J.A.C. 5:10-21.1(e)]	N
4049684	Building 2 295 North MAIN Street	Unit 34, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049640	Building 2 295 North MAIN Street	Unit 34, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049728	Building 2 295 North MAIN Street	Unit 34, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049685	Building 2 295 North MAIN Street	Unit 35, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049641	Building 2 295 North MAIN Street	Unit 35, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049756	Building 2 295 North MAIN Street	Unit 35, Floor 1, Building 2	Entrance	Repair dwelling unit entry door self-closing device. [N.J.A.C. 5:70-3,703.2.2]	Y
4049729	Building 2 295 North MAIN Street	Unit 35, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049785	Building 2 295 North MAIN Street	Unit 36, Floor 1, Building 2	Bathroom	Repair faucet bathtub/shower *M [N.J.A.C. 5:10-21.1(e)]	N
4049686	Building 2 295 North MAIN Street	Unit 36, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049642	Building 2 295 North MAIN Street	Unit 36, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049730	Building 2 295 North MAIN Street	Unit 36, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049769	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Bathroom	PAINT WALLS WITH AN APPROPRIATE PROTECTIVE COATING [N.J.A.C. 5:10-8.2(c)]	N
4049771	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Bathroom	PAINT CEILING WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049770	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Bathroom	Repair ceiling to have an even and smooth surface [N.J.A.C. 5:10-8.2(a)]	N
4049687	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049643	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049731	Building 2 295 North MAIN Street	Unit 37, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049688	Building 2 295 North MAIN Street	Unit 38, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
				system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	
4049644	Building 2 295 North MAIN Street	Unit 38, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049732	Building 2 295 North MAIN Street	Unit 38, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049780	Building 2 295 North MAIN Street	Unit 38, Floor 1, Building 2	Kitchen-Stove	Provide electrical outlet(s) *P [N.J.A.C. 5:10-13.1(e)]	N
4049774	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Bathroom	PAINT CEILING WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049773	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Bathroom	Repair ceiling to have an even and smooth surface [N.J.A.C. 5:10-8.2(a)]	N
4049772	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Bathroom	PAINT WALLS WITH AN APPROPRIATE PROTECTIVE COATING [N.J.A.C. 5:10-8.2(c)]	N
4049787	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Bedroom	Cover the heating system, including such parts as heating risers, ducts and hot water lines, with an insulating material or guard to protect occupants and other persons on the premises from receiving burns due to chance contact [N.J.A.C. 5:10-14.3(d)]	N
4049689	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C.	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
				5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	
4049645	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049733	Building 2 295 North MAIN Street	Unit 39, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049775	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Bathroom	PAINT WALLS WITH AN APPROPRIATE PROTECTIVE COATING [N.J.A.C. 5:10-8.2(c)]	N
4049777	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Bathroom	PAINT CEILING WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049776	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Bathroom	Repair ceiling to have an even and smooth surface [N.J.A.C. 5:10-8.2(a)]	N
4049647	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049691	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049735	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049781	Building 2 295 North MAIN Street	Unit 40, Floor 1, Building 2	Kitchen-Stove	Provide electrical outlet(s) *P [N.J.A.C. 5:10-13.1(e)]	N
4049763	Building 2 295 North MAIN Street	Unit 41, Floor 1, Building 2	Bathroom	Remove from ceilings visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4049751	Building 2 295 North MAIN Street	Unit 41, Floor 1, Building 2	Entire Unit	repair windows [N.J.A.C. 5:10-7.4]	N
4049692	Building 2 295 North MAIN Street	Unit 41, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049648	Building 2 295 North MAIN Street	Unit 41, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049736	Building 2 295 North MAIN Street	Unit 41, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049693	Building 2 295 North MAIN Street	Unit 42, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049649	Building 2 295 North MAIN Street	Unit 42, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049737	Building 2 295 North MAIN Street	Unit 42, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049767	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Entire Unit	PAINT ENTIRE DWELLING UNIT WITH AN APPROPRIATE PROTECTIVE COATING. [N.J.A.C. 5:10-8.2(c)]	N
4049694	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N
4049650	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049738	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N
4049695	Building 2 295 North MAIN Street	Unit 44, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Install single station carbon monoxide alarms in the immediate vicinity of the sleeping area in every guestroom or dwelling unit, or as an alternative install A/C powered carbon monoxide detector system in the locations specified in the Uniform Fire Code (N.J.A.C. 5:70-4.9) or the International Building Code under the Uniform Construction Code (N.J.A.C 5:23 *M [N.J.A.C. 5:10-28.1(a)1 & 2] [N.J.A.C. 5:10-28.1(a)]	N

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4049651	Building 2 295 North MAIN Street	Unit 44, Floor 1, Building 2	Entire Unit-Replace device more than 10 years old	Repair or replace battery operated smoke detectors to be in good working condition at all times [N.J.A.C. 5:70-3.907(11)2]	Y
4049739	Building 2 295 North MAIN Street	Unit 44, Floor 1, Building 2	Kitchen	Make the laundry circuit be an individual circuit. *P [N.J.A.C. 5:10-13.1(b)4]	N

UNITS/AREAS WITH NO VIOLATIONS

Bldg #	Area
***	

IMPORTANT NOTICE TO OWNERS
(PLEASE READ CAREFULLY)

IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE, ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C.5:10-6.6(g). UPON REINSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW, ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.

PERMIT INFORMATION (CORRECTIVE ACTION WITH THE FOLLOWING FOOTNOTE)

'P' - A CONSTRUCTION PERMIT IS REQUIRED FROM THE CONSTRUCTION OFFICIAL. COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVALS OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.

'M' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED ITS REINSPECTION.

VIOLATIONS - REINSPECTIONS

A reinspection will take place no earlier than 60 days from which this inspection report was delivered or served. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633- 6210.

INSPECTION FEE PAYMENT

The Order to Pay Inspection Fee , received with this report, must be returned with the fee (SPECIFIED ON INVOICE) within 90 days of the day it was delivered or served. Payments may be made online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes) under the DCA RIMS Online Services link. You may also mail your payment, with the invoice stub, to State of New Jersey, DCA BHI - DORES, PO Box 662, Trenton, NJ 08646-0662. If payment is not received within 90 days, a penalty will be assessed in the amount of $50.00 or 50% of the inspection fee, whichever is greater up to $500.00 maximum.

The Certificate of Inspection cannot be issued until all violations have been corrected, all fees and penalties have been paid, and the Certificate of Registration has been issued to the current owner. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633-6210.

HEARING REQUEST

You have the right to contest these orders at an administrative hearing. Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Submit an Appeal Request". Requests MUST BE MADE WITHIN 15 DAYS AFTER THESE ORDERS WERE DELIVERED AND SERVED.

Requests not submitted online MUST BE MADE IN WRITING AND MUST BE POSTMARKED WITHIN 15 DAYS AFTER THESE ORDERS WERE DELIVERED AND SERVED. Requests must set forth in detail all issues, FACTUAL, LEGAL or PROCEDURAL, intended to be raised at the hearing as any issue not so raised shall be deemed waived. Please be sure to include, with your request, the property address, registration number, and reinspection date and mail to HEARING COORDINATOR, BUREAU OF HOUSING INSPECTION, PO BOX 810, TRENTON, NJ 08625-0810.

A corporation must be represented only by: (1) a licensed attorney; or (2) a person who submits a written statement bearing the corporate seal which specifies that, by means of corporate resolution, he/she has been authorized as corporate agent in this matter.

You will be notified of the time and place of the hearing which shall be held pursuant to Section 18 of the Hotel and Multiple Dwelling Law and the Administrative Procedures Act. If you have any questions, contact the Bureau of Housing Inspection Hearing Coordinator at (609) 633-6216.

EXTENSION REQUEST

You may request an extension of time to correct any violation(s). By requesting an extension with respect to a violation, one expressly waives the right to a hearing as to that violation and concedes that the Inspection Report and Orders are correct and free from procedural or substantive defects as to that violation. While the extension request is being considered, the reinspection date on this inspection report, by which all violations must be corrected, does not change and remains the same for any violation for which an extension was denied.

Extension requests MUST BE SUBMITTED TWO (2) WEEKS PRIOR TO THE REINSPECTION DATE ON THIS INSPECTION REPORT.

Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Request an Extension" under the Bureau of Housing Inspection.

Requests ***not*** submitted online must be made in writing and must state in detail: (1) the violations corrected to date; (2) the reason why each uncorrected violation cannot be corrected prior to the reinspection date on this inspection report; and (3) the date by which all violations will be corrected. Please be sure to include the property address, registration number and the reinspection date in your

request for an extension and mail to: BUREAU OF HOUSING INSPECTION (EXTENSIONS), PO BOX 810, TRENTON, NJ 08625-0810.

EXCEPTION REQUEST

An owner may request an exception from an Order to correct any listed violation. A request for an exception MUST BE MADE IN WRITING WITHIN 30 DAYS OF WHEN THE INSPECTION REPORT AND ORDERS WERE DELIVERED AND SERVED. As provided by law, an exception can only be granted if: (1) compliance with the order would cause undue hardship (not purely financial hardship); and (2) an alternative means of correcting the violation exists which would not endanger the building occupants nor the public in general.

Please be sure to include the property address, registration number and the reinspection date in your request for the exception and mail to: BUREAU OF HOUSING INSPECTION (EXCEPTIONS), PO BOX 810, TRENTON, NJ 08625-0810.

REGULATIONS AND CODES

Corrective Actions prefixed by "5:10-" on this Inspection Report and Orders of the Commissioner refer to violations cited pursuant to the Regulations for Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-1 et seq. These regulations along with the New Jersey Multiple Dwelling Law N.J.S.A 55:13A-1 et. seq. are available online at the Department of Community Affairs, Division of Codes and Standards, Bureau of Housing Inspection website at: http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html.

Corrective Actions prefixed by "5:70-" refer to violations cited under the New Jersey Uniform Fire Code N.J.A.C. 5:70-1 et. seq., which is available online at the Department of Community Affairs, Division of Fire Safety's website at: http://www.nj.gov/dca/divisions/dfs/codes.

State of New Jersey
Department of Community Affairs
Bureau of Housing Inspection
P O BOX 810
Trenton, NJ 08625-0810

COMMISSIONER'S NOTICE OF STATUTORY VIOLATION AND ORDER TO PAY PENALTY

Bill To:	Lambertville Village Realty C/O Shui Yee Lee 3 Cinnamon Court Holmdel, NJ 07733	**Property:**	295 N MAIN ST 295 North MAIN Street Lambertville City, Hunterdon County
Customer ID:	O571136		**Reg #:**1017019847
Description:	BHI First Violation Penalty	**Inspection Date:**	07/30/2019
Penalty Amount:	$2,700.00	**Issue Date:**	08/14/2019
Compliance Officer:	Maria Hess	**Invoice #:**	2407949
Reinspection Date:	On or After 09/13/2019		

Payments may be made online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes) under the DCA RIMS Online Services link.

You are hereby NOTIFIED, that you are in violation of Section 19(a) of the Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1 et seq.), which states:

"No person shall:

(1) Obstruct, hinder, delay, or interfere with, by force, or otherwise, the Commissioner in the exercise of any power or the discharge of any function or duty under the provisions of this act; or

(2) Prepare, utter or render any false statement, report, document, plans or specifications permitted or required to be prepared, uttered, or rendered under the provisions of this act; or

SEE REVERSE SIDE FOR FURTHER INFORMATION AND INSTRUCTIONS

Pay the amount indicated and mail invoice stub below with your check made payable to Treasurer, State of New Jersey. **If you have any questions please call 609-633-6233 email BHICodeComp@dca.nj.govor write to the Bureau of Housing Inspection at PO Box 810, Trenton, NJ 08625-0810. Do not mail correspondence with payment as this will delay delivery and a response.**

Cut along line and return this portion with your check made payable to Treasurer, State of New Jersey. Please write your Customer ID on your check.

RIMS

Lambertville Village Real
3 Cinnamon Court
Holmdel, NJ 07733

1017019847
295 N MAIN ST
295 North MAIN Street
Lambertville City, Hunter

Invoice #: 2407949
Customer ID: O571136

Mail Payment to:
State of New Jersey
DCA BHI – DORES
PO BOX 662
Trenton, NJ
08646-0662

Issue Date: 08/14/2019
Amount Due: $2,700.00
Please pay this amount by: 09/13/2019

CAEA00005711360000000024079491000027000004

(3) Render ineffective or inoperative any protective equipment installed, or intended to be installed, in any hotel or multiple dwelling; or
(4) Refuse or fail to comply with any lawful ruling, action, order or notice of the Commissioner; or
(5) Violate, or cause to be violated, any of the provisions of this act."

The above penalty is hereby assessed against you for the following reasons:

FOR YOUR FAILURE TO COMPLY WITH PREVIOUS ORDERS DATED 02/01/2019

You are hereby **ORDERED** to abate the violations on the enclosed Inspection Report and Orders of the Commissioner by the reinspection date indicated above

You are further **ORDERED**, pursuant to N.J.S.A. 55:13A-19(b), to pay a penalty within 30 days from the date of receipt of this order for violation of each order of the Commissioner with which you have failed to comply. Section 19(b) states:

> "Any person who violates, or causes to be violated, any provision of subsection (a) of this section shall be liable for a penalty of not less than $50.00 or more than $500.00 for each violation."

The total amount of your penalty is indicated above. **The penalty hereby assessed is in addition to, not in lieu of, all penalties previously assessed.**

If this penalty remains unpaid for more than 30 days, this order shall be recorded on the judgment docket of the Superior Court.

YOU MAY CONTEST THESE ORDERS at an administrative hearing. Request may be submitted online at the Division of Codes and Standards website (http://www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Submit an Appeal Request." Request must be made within 15 days of receipt of this ORDER. Requests not submitted online must be made in writing and set forth in detail each issue intended to be raised at the hearing. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to section 17 and 18 of the Hotel and Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings." Specify the building address, registration number, and Invoice # in the hearing request and mail to: Division of Codes and Standards, Attention: Hearing Coordinator, PO Box 810, Trenton, NJ 08625-0810.
A corporation may be represented only by (1) a licensed attorney, or (2) a person who submits a written authorization statement bearing the corporate seal which specifies that by means of corporate resolution he has been nominated as corporate agent in this matter.
You will be notified of the time and place of the hearing.

Should you wish to waive your right to a hearing, and to admit that this notice and order are correct and free from procedural defects, **you may arrange a settlement meeting** by calling the Compliance Office shown above immediately at **609-633-6233.**

Commissioner of Community Affairs by:

Edwin Tomkiewicz, Chief
Bureau of Housing Inspection

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 1017019847
Notice #: 31895619
Issuance Date: February 23, 2020
Inspector(s): ANDREAS GARDNER

Inspection Type: Addendum
Inspection Date: 02/21/2020
Re-inspection Date: On or after 04/23/2020

Owner Information: Lambertville Village Realty
C/O Shui Yee Lee
3 Cinnamon Court
Holmdel, NJ 07733
7328880826

Property Information: 295 N MAIN ST
295 North MAIN Street
Lambertville City, Hunterdon County

Property Type: Multiple Dwelling
Buildings: 2
Apartments: 0
Dwelling Units: 44
Total Units: 44

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the Regulations for the Maintenance of Hotels and Multiple Dwellings promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.

Please be advised that if you had previously been issued a Certificate of Inspection it has been rescinded until the violations cited on this addenda inspection report are abated.

Lt. Governor
Sheila Y. Oliver,
Commissioner,Community Affairs by:

Edward M. Smith, Division Director, Bureau of Housing Inspection

ATTENTION - PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

OPEN VIOLATIONS

PLEASE REFER TO THE PERMIT INFORMATION AT THE END OF THIS REPORT FOR CORRECTIVE ACTIONS WITH A FOOTNOTE OF a "P" or "M". ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR N.J.A.C. 5:70 ET SEQ.

Violation ID	Bldg #	Area	Location	Corrective Action	Life Safety
4459728	Building 2 295 North MAIN Street	Building 2 - Common	Entire Building	Repair or Replace heating equipment to avoid leakage*M [N.J.A.C. 5:10-14.3(b)]	N
4459729	Building 2 295 North MAIN Street	Building 2 - Common	Entire Building	Have the heating system as herein defined be inspected annually to confirm the ability of the system to fulfill the heating requirements provided hereunder [N.J.A.C. 5:10-14.7(a)3]	N
4459726	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Living Room	Remove from floors visible foreign matter and provide clean, sanitary and well-maintained surface. [N.J.A.C. 5:10-8.2(b)]	N
4459727	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Living Room-as needed	REPLACE FLOOR COVERING to be free of hazards. [N.J.A.C. 5:10-8.2(a)]	N
4459725	Building 2 295 North MAIN Street	Unit 43, Floor 1, Building 2	Living Room-entire unit	Repair or Replace heating equipment to avoid leakage*M [N.J.A.C. 5:10-14.3(b)]	N

UNITS/AREAS WITH NO VIOLATIONS

Bldg #	Area
***	

IMPORTANT NOTICE TO OWNERS
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VIOLATIONS - REINSPECTIONS

A reinspection will take place no earlier than 60 days from which this inspection report was delivered or served. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633- 6210.

INSPECTION FEE PAYMENT

The Order to Pay Inspection Fee , received with this report, must be returned with the fee (SPECIFIED ON INVOICE) within 90 days of the day it was delivered or served. Payments may be made online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes) under the DCA RIMS Online Services link. You may also mail your payment, with the invoice stub, to State of New Jersey, DCA BHI - DORES, PO Box 662, Trenton, NJ 08646-0662. If payment is not received within 90 days, a penalty will be assessed in the amount of $50.00 or 50% of the inspection fee, whichever is greater up to $500.00 maximum.

The Certificate of Inspection cannot be issued until all violations have been corrected, all fees and penalties have been paid, and the Certificate of Registration has been issued to the current owner. If you have any questions, contact the Bureau at (609) 633-6225 or (609) 633-6210.

HEARING REQUEST

You have the right to contest these orders at an administrative hearing. Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Submit an Appeal Request". Requests MUST BE MADE WITHIN 15 DAYS AFTER THESE ORDERS WERE DELIVERED AND SERVED.

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A corporation must be represented only by: (1) a licensed attorney; or (2) a person who submits a written statement bearing the corporate seal which specifies that, by means of corporate resolution, he/she has been authorized as corporate agent in this matter.

You will be notified of the time and place of the hearing which shall be held pursuant to Section 18 of the Hotel and Multiple Dwelling Law and the Administrative Procedures Act. If you have any questions, contact the Bureau of Housing Inspection Hearing Coordinator at (609) 633-6216.

EXTENSION REQUEST

You may request an extension of time to correct any violation(s). By requesting an extension with respect to a violation, one expressly waives the right to a hearing as to that violation and concedes that the Inspection Report and Orders are correct and free from procedural or substantive defects as to that violation. While the extension request is being considered, the reinspection date on this inspection report, by which all violations must be corrected, does not change and remains the same for any violation for which an extension was denied.

Extension requests MUST BE SUBMITTED TWO (2) WEEKS PRIOR TO THE REINSPECTION DATE ON THIS INSPECTION REPORT.

Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA RIMS Online Services link. Click "Request an Extension" under the Bureau of Housing Inspection.

Requests ***not*** submitted online must be made in writing and must state in detail: (1) the violations corrected to date; (2) the reason why each uncorrected violation cannot be corrected prior to the reinspection date on this inspection report; and (3) the date by which all violations will be corrected. Please be sure to include the property address, registration number and the reinspection date in your

request for an extension and mail to: BUREAU OF HOUSING INSPECTION (EXTENSIONS), PO BOX 810, TRENTON, NJ 08625-0810.

EXCEPTION REQUEST

An owner may request an exception from an Order to correct any listed violation. A request for an exception MUST BE MADE IN WRITING WITHIN 30 DAYS OF WHEN THE INSPECTION REPORT AND ORDERS WERE DELIVERED AND SERVED. As provided by law, an exception can only be granted if: (1) compliance with the order would cause undue hardship (not purely financial hardship); and (2) an alternative means of correcting the violation exists which would not endanger the building occupants nor the public in general.

Please be sure to include the property address, registration number and the reinspection date in your request for the exception and mail to: BUREAU OF HOUSING INSPECTION (EXCEPTIONS), PO BOX 810, TRENTON, NJ 08625-0810.

REGULATIONS AND CODES

Corrective Actions prefixed by "5:10-" on this Inspection Report and Orders of the Commissioner refer to violations cited pursuant to the Regulations for Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-1 et seq. These regulations along with the New Jersey Multiple Dwelling Law N.J.S.A 55:13A-1 et. seq. are available online at the Department of Community Affairs, Division of Codes and Standards, Bureau of Housing Inspection website at: http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html.

Corrective Actions prefixed by "5:70-" refer to violations cited under the New Jersey Uniform Fire Code N.J.A.C. 5:70-1 et. seq., which is available online at the Department of Community Affairs, Division of Fire Safety's website at: http://www.nj.gov/dca/divisions/dfs/codes.

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 1017019847
Notice #: 40215853
Issuance Date: 12/27/2021
Inspector(s): Brent Pursell

Inspection Type: Addenda
Inspection Date: 9/15/2021
Re-inspection Date: On or after 3/7/2022

Owner Information: LAMBERTVILLE VILLAGE REALTY
C/O Shui Yee Lee
3 Cinnamon Court
Holmdel, NJ 07733
7328880826

Property Information: 295 N MAIN ST
295 N MAIN ST
LAMBERTVILLE CITY, HUNTERDON COUNTY

Property Type: Multiple Dwelling
Buildings: 2
Total Units: 44

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated there under. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.

Please be advised that if you had previously been issued a Certificate of Inspection it has been rescinded until the violations cited on this addenda inspection report are abated.

Lt. Governor Sheila Y. Oliver
Commissioner, Community Affairs by:
Susan M. Woidill, Bureau Chief, Bureau of Housing Inspection

ATTENTION - PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR N.J.A.C. 5:70 ET SEQ.

OPEN VIOLATIONS

BUILDING - - UNITS –

Violation ID	Area	Location	Violation	Life Safety
10254684	Exterior		Board and seal entire building with plywood or by other suitable means so that access is prevented into buildings where all dwelling units have been unoccupied for a period of 60 days or more [5:10-26.1(a)]	No

UNITS/AREAS WITH NO VIOLATIONS

Bldg #	Area

IMPORTANT NOTICE TO OWNERS
(PLEASE READ CAREFULLY)

IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE, ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C.5:10-6.6(g). UPON REINSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW, ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.

PERMIT INFORMATION

It is the owner's responsibility to obtain proper permits and approval from the local enforcing agency when needed for the abatement of the violations cited. Please refer to our web site for a list of ordinary maintenance items (NJAC 5:23-2.7 Ordinary maintenance) that do not require a permit. For abatement of all other violations, please consult with your local Construction Official's office. Ordinary maintenance is part of the Uniform Construction Code (NJAC 5:23) and can be viewed at
https://www.nj.gov/dca/divisions/codes/codreg/pdf_regs/njac_5_23_2.pdf

VIOLATIONS - REINSPECTIONS

A reinspection will take place no earlier than 60 days from which this inspection report was delivered or served. If you have any questions, contact the Bureau at (609) 633-6216 or BHICodeAdmin@dca.nj.gov.

HEARING REQUEST

YOU MAY CONTEST THESE ORDERS at an administrative hearing. Request must be made in writing within 15 days of receipt of these ORDERS and must set forth in detail each issue, factual, legal, or procedural, intended to be raised. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to Section 17 and 18 of the Hotel and Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings." Specify the property address, registration number, and/or bill ID in hearing request. Requests may be emailed to BHIAppeals@dca.nj.gov, faxed to (609) 633-7262 or mailed to Division of Codes and Standards, Attention: Hearing Coordinator, PO Box 810, Trenton, NJ 08625-0810. You will be notified of the time and place of the hearing. A corporation may be represented only by (1) a licensed attorney, or (2) a person who submits a written authorization statement bearing the corporate seal which specifies that by means of corporate resolution they have been nominated as corporate agent in this matter. If you have any questions, contact the Bureau of Housing Inspection Hearing Coordinator at (609) 633-6229. Should you wish to waive your right to a hearing, and to admit that this notice and order are correct and free from procedural defects, you may arrange a settlement meeting by calling the Compliance Office shown above immediately at (609)-633- 6229.

EXTENSION REQUEST

You may request an extension of time to correct any violation(s). By requesting an extension with respect to a violation, one expressly waives the right to a hearing as to that violation and concedes that the Inspection Report and Orders are correct and free from procedural or substantive defects as to that violation. While the extension request is being considered, the reinspection date on this inspection report, by which all violations must be corrected, does not change and remains the same for any violation for which an extension was denied.

Extension requests MUST BE SUBMITTED TWO (2) WEEKS PRIOR TO THE REINSPECTION DATE ON THIS INSPECTION REPORT.

Requests may be submitted online at the Division of Codes and Standards website (www.nj.gov/dca/divisions/codes/) under the DCA Service Portal link. Click "Request an Extension" under the Bureau of Housing Inspection.

Requests ***not*** submitted online must be made in writing and must state in detail: (1) the violations corrected to date; (2) the reason why each uncorrected violation cannot be corrected prior to the reinspection date on this inspection report; and (3) the date by which all violations will be corrected. Please be sure to include the property address, registration number and the reinspection date in your request for an extension and mail to: BUREAU OF HOUSING INSPECTION (EXTENSIONS), PO BOX 810, TRENTON, NJ 08625-0810 or email to BHICodeAdmin@dca.nj.gov.

EXCEPTION REQUEST

An owner may request an exception from an Order to correct any listed violation. A request for an exception MUST BE MADE IN WRITING WITHIN 30 DAYS OF WHEN THE INSPECTION REPORT AND ORDERS WERE DELIVERED AND SERVED. As provided by law, an exception can only be granted if: (1) compliance with the order would cause undue hardship (not purely financial hardship); and (2) an alternative means of correcting the violation exists which would not endanger the building occupants nor the public in general.

An application for exception is available online at the Bureau of Housing Inspection website at: http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html. You may also contact the Bureau at (609) 633-6227, or email bhiinspections@dca.nj.gov, to request an application for exception.

REGULATIONS AND CODES

Violations sufficed by "N.J.A.C 5:10-" or "N.J.S.A. 55-13A" on this Inspection Report and Orders of the Commissioner refer to violations cited pursuant to the Regulations for Maintenance of Hotels and Multiple Dwellings N.J.A.C. 5:10-1 et seq. These regulations along with the New Jersey Multiple Dwelling Law N.J.S.A 55:13A-1 et. seq. are available online at the Department of Community Affairs, Division of Codes and Standards, Bureau of Housing Inspection website at: http://www.nj.gov/dca/divisions/codes/offices/housinginspection.html.

Violations suffixed by " N.J.A.C. 5:70-" refer to violations cited under the New Jersey Uniform Fire Code N.J.A.C. 5:70-1 et. seq., which is available online at the Department of Community Affairs, Division of Fire Safety's website at: http://www.nj.gov/dca/divisions/dfs/codes.