



## BOROUGH OF ISLAND HEIGHTS

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### **Code Enforcement Activity Report** **April/May – 2019**

#### **Property Maintenance Issues:**

**Notice of Violation** was issued to the property owner of 20 Jaynes Avenue for broken windows and missing siding. Also, the owner is currently renting the home without obtaining a Rental Certificate of Occupancy in Violation of Borough Ordinance 12-1.3.

**Status:** Pending Inspection for CO and new windows were ordered per the owner.

**Notice of Violation** was issued to the Shell Station on Rt. 37 East for:

1. **Accumulation of Rubbish or Garbage** on the property near the fence and down the hill. On re-inspection, there was another garbage bag thrown down the hill adjacent to the creek.
2. **The sidewalk** near the handicapped ramp has exposed metal and deteriorated cement causing a safety hazard
3. **Exposed electrical** wiring at the base of one light pole
4. **The gate door** to the garbage dumpsters has not been replaced nor has the mason block enclosure been secured, as requested in a violation notice dated March 26, 2019. This is causing garbage to blow away and litter adjacent properties.

I have spoken to the corporate owners of this property as well as the District Development Manager for NJ; they assured me that these issues would be remedied.

**Status:** Pending Further Enforcement Action

**Code Enforcement Inspection at 1693 RT. 37 East; DBA as Bayside Auto Repair and Sales:**

I performed a reinspection to follow up on previous code violations. The property has been cleaned up, old tires removed and weeds cut. I reiterated to the property owner that it is not a permitted use to stay overnight in the travel trailer located on the property. IHPD was informed and I have performed several evening spot checks had have not observed any lights on inside the trailer.

**STATUS:** Closed

**Notice of Violations** was issued to the property owner of 113 Jaynes Ave which is owned by a LLC. Investigation revealed that the property was listed as two separate rental units on an online rental site. This property is not approved to be rented as a two family unit. The property owner has addressed some of the violations but he has always been past the abatement dates. The current violations are as follows:

1. **The grass/weeds** are over 8 inches high, bushes are overgrown in the front, rear and sides of the property
2. **The front steps** need to comply with the code and be free from cracks and deterioration, the risers need to be of equal heights and width
3. **Every exterior flight of stairs** having more than four steps must have a handrail
4. **The basement windows** are covered with plywood that is not secure, aluminum soffits are missing and must be replaced.
5. **Insect Screens** are missing
6. **An exposed wire** is protruding from the ground in the backyard causing a hazard. The front light post has wires exposed to the weather with no globe cover

**Status:** Pending Further Enforcement Action

**Notice of Violation** was issued to the property owner of 102 Maple Avenue, a vacant property. A follow up inspection related to previous violations revealed that most issues had been addressed. I met with a bank agent at the property and asked him to remove the front screen door as it was unsecure blowing in the wind making noise. The matter was quickly resolved.

**Status:** Closed

**Verbal Notice of Violation** was given to the property manager of the Island Heights Condominiums on Central Avenue. Investigation at the property revealed that the contents of a vacated condominium had been placed at the curb. The items included an entire bedroom set with mattress and box springs as well as other furniture. The property manager abated the situation quickly.

**Status:** Case Closed

**Verbal Notice of Violation** was given to the property owner of 184 Lake Avenue. A sump pump was discharging onto a neighbor's property. I contacted the property owner by phone and explained the issues. The property owner corrected the issues within a few days.

**STATUS:** CLOSED

**Verbal Notice of Violation was given** issued to the property owner of 177 Garfield Avenue. I spoke to the property owner on two occasions regarding the following violations:

1. **Vehicle parking in the yard**
2. **Accumulation of Rubbish and Trash**, piles of weeds, branches, bamboo overgrowth, stumps, piles of leaves and old fencing around the property.

**Status:** Property owner has begun removing the debris, continued monitoring will occur.

**Notice of Violation was** issued to the property owner of 104 West End Avenue. I was called to this property by the IHPD as well as the IH Office of Emergency Management. Both were on scene in response to open burning in the back yard close to the residence. These agencies were concerned about the large amount of accumulated trash and other debris throughout the yard. The NJ Forest Fire Warden also responded prior to my arrival and issued a warning for open burning.

**Status:** Continuing to monitor, the property owner has started to comply by disposing of debris

**Verbal Notice of Violation was given** to the property owner of 130 Central Ave. I received several complaints of garbage and recycling overflowing the cans at the curb. The debris was blowing down the street onto others properties. Some of the recycling had been placed in plastic garbage bags, which is not permitted. I made a referral to Councilwoman Snow who is liaison to the Borough Recycling Operation and requested that provide the property owner with some educational materials regarding proper recycling and garbage disposal.

**Status:** Continued monitoring will occur

**Verbal Notice of Violation was given** to the Island Heights Grade School for debris and trash along the fence line on the east side of the property by the dumpster. I met with the superintendent, he was very receptive and he addressed the issues the same day.

**Status:** Closed

**Verbal Notice of Violation was given** to the property owner of 1807 Jackson Avenue, a rental property. When a renter departed, they placed most of their home furnishings at the curb. I met with property owner who began to clean up the property immediately and finished with 48 hours.

**Status:** Closed

**Notice of Violations were** issued to the property owner of 5 Park Avenue for property maintenance issues. This was the third notice of violation issued to this property owner. He has requested extensions on several occasions which were given. On 5-22-19, I met the property owner at the property and we had a lengthy discussion during which I explained in detail what needed to be done to abate the violations. The following violations were issued:

- 1. Weeds:** All premises and exterior property shall be maintained free from weeds or plant overgrowth. Upon inspection, it was observed that there was excessive overgrowth of plants, bushes and other weeds and shrubbery into the roadway. The overgrowth is at least 8 inches into the roadway from the property line causing visual obstructions.

**Status:** The property owner has started to cut back the overgrowth, monitoring will continue.

**Violations Follow Up Inspection was conducted** at 200 Summit Ave. I have been working with this property owner to clean up the property for several months. I have made several onsite inspections and observed the continued removal of items. While not all violations have been abated, there is continued progress that is occurring and other inspections are pending.

**Status:** Continued monitoring will occur

**Notice of Violation was** issued to the property owner of 110 Ocean Avenue for construction work on a detached garage without proper permits. A complaint was received regarding a storage unit that was deposited on Simpson Avenue for an extended period of time. There is a large trench around the detached garage and a large pile of fill that was removed behind the home. I checked the permits data base and there were only permits open for removal of sheetrock at the property. I spoke with the property owner and provided a copy of the open permits and advised them that no permits were active for any of the construction to raise the garage structure.

**Status:** Stop work order until proper permits are obtained

**Notice of Violation** issued to the property owners of 213 |Ocean Ave for failure to maintain the property. This is a rental property. Violations were issued for the following:

1. **Sanitation:** the tenant is not regularly placing their garbage at the curb for pick up and there is a rodent issue in the neighborhood
2. **Weeds:** overgrown grass, weeds, broken tree limbs on the fence, dead limbs hanging, overgrown bushes and leaves along the rear and side fence line

**Status:** Property owner cut the grass but did not address all of the violations, still has one week to comply

**Notice of Violation was issued** to the property owner of 9 Jackson Ave., this is a rental property is owned by an LLC:

1. **Sanitation:** the exterior of the property had a mattress leaning up against the home as well as a washing machine in the yard
2. **Weeds:** grass that was over 10 inches high
3. **Accumulation of Rubbish:** household trash and recycling around the yard

**Status:** All violations were corrected within 48 hours

**Notice of Violation** was issued to the owner of 13 Central Ave., a vacant lot. The following violations were issued:

1. **Vacant Land:** all vacant land within the Borough shall be maintained in clean and safe condition as to not cause blighting problems or adversely affect the public
2. **Weeds/Grass:** all properties shall be maintained free of excessive weeds and grass. The grass was over 8 inches high and it was reported that there were raccoons and other rodents living in the rear of the lot.

**Status:** The property owner had his landscaper cut the grass within 48 hours, monitoring will continue.

**Verbal Notice of Violation was issued to** the property owner of 25 Jackson Avenue for overgrown grass, the grass was cut within 48 hours

**Status:** Closed

**Verbal Notice of Violation was issued** to the property owners of 135 Chestnut Avenue. I observed construction in the rear of the property. I met with the property owner and discovered that he was planning to install an above ground pool. I informed him that he would need zoning approval as well all necessary permits to include building, electrical and plumbing in order to proceed.

**Status:** Pending zoning and permit approval

**Verbal Notice of Violation was issued** to the property owner of 1729 Highway 37 East following the placement of two clothing collection bins on the property. Complaints were received regarding items being placed outside of the bins including a mattress.

**Status:** Continued monitoring will occur

**Notice of Violation was issued** to the property owner of 3 Highland Bend. A new tenant came into our office to change the name on the water bill but there is no certificate occupancy for a new tenant at this property. The property owner completed the CO Application. The following violations were observed at the time of my inspection:

1. **Failure to Obtain a Certificate of Occupancy:** Rental of all single and two family homes must obtain and inspection and have a valid CO
2. **Unsafe Equipment:** inspection revealed the natural gas line was unsecured and it must be affixed to the wall
3. **Dangerous Condition:** upon inspection the rear door jam and kick plate is rotted and is a trip hazard. This doorway serves as a means of egress and must have unrestricted access. **The door jam and kick plate need to be replaced.**
4. **Sanitation:** the exterior of the premises shall be clean and maintained in a sanitary condition. The rear of the property had garbage, cardboard and other debris on the ground and not contained to refuse containers. **All rubbish and debris must be contained to refuse containers.**
5. **Unsafe Condition;** Roofing and roofing components shall be free of defects that admit rain or other runoff. Upon inspection, the roof structure had significant damage to the shingles and has an active leak in the utility room. **The roof needs to be watertight.**

6. **Doors:** every interior door shall fit reasonable well within it frame and shall capable of being opened and closed and attached to the jam securely. Upon inspection, the was not a bedroom door. **Installation of bedroom door is required.**
7. **Infestation:** Structures shall be kept free of insect and rodent infestation. Upon inspection, I observed a hole in the ceiling of the utility room with active rodent droppings. **Hole must be secured and treated by a licensed pest company.**
8. **Mechanical Equipment;** all mechanical equipment, appliances and solid fuel burning appliances must be in proper worked order and up to code. Upon inspection, I observed the hot water heater pressure relief valve leaking. Additionally the valve was not up to code which requires a pipe be attached to the relief valve. **Repairs must be performed by a licensed plumber and make the equipment safe and comply with current plumbing and mechanical code. Additionally, we require an inspection of the heating system by a licensed company to opine that it is safe and in good working order.**
9. **Electrical equipment:** electrical equipment, wiring and appliances shall be properly installed and in safe and approved manner. Upon inspection, I observed exposed wires in an open hole in the ceiling of the utility room that had moisture and active rodent infestation. **The wire must not be exposed in a moist environment and or exposed to rodents.**
10. **Smoke Alarms:** single or multiple station smoke alarms shall be installed and maintained regardless of occupant load outside of all sleeping areas. Upon inspection, there were not valid smoke alarms as required. **Owner must install a 10 year sealed battery smoke alarm.**
11. **Carbon Monoxide Alarms:** carbon monoxide alarms shall be installed in all dwelling. Upon inspection there were no operating CO detectors. **Owner shall install one CO detector outside of each sleeping area.**
12. **Fire Extinguisher:** upon inspection I did not observe a fire extinguisher attached to the wall within 10 feet of the kitchen. **Fire extinguisher must be installed.**

**Certificates of Occupancy:**

- 4 properties inspected and passed CO issued for rental.
- 7 properties inspected and passed for resale
- 2 properties failed inspection with one passing upon re inspection
- 3 pending inspection for rental.

**Tree Permits Issued:**

- 7 permits issued after inspection of property

**Borough Ordinances Warnings Issued:**

- Seven (7) warnings were issued to individuals feeding waterfowl at the pavilion.
- Six (6) warnings were issued to individuals who had dogs on the boardwalk.
- Two (2) warnings were issued for smoking on the top floor of the pavilion.
- Four (4) warnings were issued for smoking in the pavilion area.
- Three (3) warnings for riding bikes on the boardwalk.
- One (1) warning for riding bikes on the tennis courts.
- Two (2) warnings for skate boarding on the tennis courts

**Recreation Badges Sold**

- Badges sold by code enforcement as of May 27, 2019: 80 Adult and 5 children
- Badges sold by office staff as of May 27, 2019: 345 Adult and 31 Children
- Total Badges Sold:** 461 to as of 5-27-19



**NOTES:**

I plan to send out letters this week to the owners of any advertised on line rental properties. There appear to be six properties listed on a regular basis for daily or weekly rental. Under our ordinances, these properties must be inspected and obtain a CO. I would also remind all other owners of rental properties, you **MUST** obtain a CO from my office or be subject to significant fines and court costs. All rental properties must also have ten year sealed battery smoke alarms on each sleeping level and basement if you do not have a hard wired smoke alarm system. There are other requirements as well and a partial list is attached to the Rental CO Application.

I attended recent training and completed a course in **Performing Residential Mechanical Inspections** as well **The UCC Challenge** which was a course review of changes to the Uniform Construction Code for the year 2019.

Respectfully Submitted,

Gary Stocco  
Code Enforcement Officer