



BOROUGH OF ISLAND HEIGHTS

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Code Enforcement Activity Report **June – 2019**

Property Maintenance Issues:

Notice of Violation was issued to the property owner of 122 Chestnut Avenue regarding property maintenance and status of construction. Upon review, it was determined that the current building permits for the property were expired.

Status: Pending response from resident regarding permits. Property maintenance issues were addressed.

Continued 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.

Status: Some of the maintenance issues have been corrected while others remain in violation. Pending Further Enforcement Action

Notice of Violation was issued to the property owner of 110 Ocean Avenue. Pro active response revealed a large trench over 8 feet deep was dug around an exterior detached garage and some plumbing work was being performed all without permits. The garage had several large cracks which were a safety hazard. The homeowner had been advised by the contractor that all permits were obtained but that was not the case. I followed up with a conference call with the homeowner and the contractor advising them the trench needed to be filled in and the garage needs to be secured. The violations were as follows:

1. Open trench without proper permits
2. Plumbing work on pool without proper permits
3. Garage was inspected and determined to be a hazardous condition. Requested owner to secure open access with a door or plywood.

Status: Owner complied with all requests. **Case Closed**

Notice of Violation was issued to the property owner of 154 Ocean Avenue for property maintenance issues:

1. Excessive weeds
2. Tree branches blocking the sidewalk and right of way causing a hazard.

Status: Owner failed to comply. 2nd Notice was issued with an additional two week period for abatement. Additionally, I met with the homeowner and discussed in detail what corrective actions had to be performed.

Follow Up on Notice of Violation at 201 Maple Avenue. This property is bank owned and vacant. There have been several ongoing violations for property maintenance issues.

Status: All issues corrected. **Case 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.

Follow Up Inspection of Violations 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. We have received additional complaints regarding the front of the property and we met with the homeowner to discuss the ongoing issues.

Status: Continued monitoring will occur. Homeowner was advised that no more warnings will be issued and any subsequent violations will result in enforcement action.

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/Grass** is over 8 inches high along with overgrown 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 and addressed all exterior violations. Continued monitoring of the property will occur as this is a reoccurring problem.

Notice of Violation was issued to the property owner of 9 Jackson Avenue, this is a rental property owned by an LLC and has received two prior warnings:

1. **Sanitation:** the exterior of the property had trash and recyclables strewn throughout the property.
2. **Weeds and Grass:** Grass that was overgrown 10 inches high.

Status: Contacted the landlord /owner who addressed all violations within 48 hours.
Case Closed.

Notice of Violation was issued to the property owner of 179 Maple Ave for excessive grass and weeds.

1. **Weeds and Grass:** weeds were in excess of 10 inches high and overgrown.

Status: Grass was cut within 72 hours of violation. I will continue to monitor the property for the next few months. **Case closed.**

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

Follow Up on previous Notice of Violation with the property owner of 3 Highland Ave. The property owner had failed to obtain a current Certificate of Occupancy and or make the ordered repairs to the property.

Status: Property was re-inspected and all violations were addressed. **Case Closed**

Follow Up on previous Notice of Violations issued to the property owner of 113 Jaynes Avenue which is a rental property owned by an LLC. A detailed inspection of the interior and exterior of the property was performed for a CO inspection which failed:

1. Exterior doors require working latches
2. Several electrical outlets not wired properly
3. Failure to have properly working GFI outlets in kitchen
4. (3) Window sashes failed to remain open position
5. Ceiling fan not up to code and was too low in the bedroom causing a hazard
6. Dryer vent needed to be replaced
7. Exposed electrical wires on front lamp post
8. Railings on steps need to be secured
9. Retaining wall replaced in front of property
10. Grass and trees trimmed
11. Removal of uneven brick pavers in front of the home which was causing a tripping hazard.

Status: A reinspection was performed and passed inspection. A CO was issued for a one family residence only.

Verbal Notice of Violation was issued to the property owner of 202 Garfield Avenue. This is an empty lot that was extremely overgrown with weeds and grass over a foot high.

Status: Grass and brush were cut within 72 hours. Continued monitoring will occur.

Certificates of Occupancy:

3 properties inspected and passed CO issued for rental.
5 properties inspected and passed for resale
3 properties failed inspection with two passing upon reinspection

Tree Permits Issued:

8 permits issued after inspection of property

Borough Ordinances Warnings Issued:

Five (5) warnings were issued to individuals feeding waterfowl at the pavilion.

Five (5) 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.

Two (2) warnings for riding bikes on the tennis courts.

Two (2) warnings for skate boarding on the tennis courts

Three (3) warnings for dogs on the beach

Total Recreation Badges Sold: 556**NOTES:**

I would like to remind all residents that house numbers are required to be displayed on the outside of your home per Borough Ordinance. This is for your safety, should you need Police, Fire or EMS assistance. There are many properties that are not in compliance which can cause a delay in receiving emergency services when you need them.

Additionally, strict enforcement of recreation badges will continue at our docks, waterfront and beaches. Badges can still be purchased at the borough offices M-F from 9 am to 3 PM and or from our badge checkers.

The code enforcement office is focused on quality of life issues in our wonderful Borough and is empowered to enforce property maintenance, zoning and other Borough Ordinances. Should you ever have a question and or complaint about a property, you can email my office or drop a written complaint in our exterior box at Borough Hall. With the help of residents, we can continue to keep this a safe and clean community for all to enjoy. I have regular office hours every Monday evening from 6 to 8 PM and look forward to assisting our residents and property owners.

Respectfully Submitted,

**Gary Stocco
Code Enforcement Officer**