



BOROUGH OF ISLAND HEIGHTS

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Code Enforcement Activity Report July and August 2019

Property Maintenance Issues:

Notice of Violation was issued to the property owner of 125 Central Avenue after receiving a complaint that a tenant had an inflatable pool in the rear of the yard. Upon inspection, I observed a pool filled with at least two feet or more of water and two extension cords connected to filters. The cords were running out of a rear window and were not plugged into a GFI outlet, which posed an imminent risk of electric shock.

Status: Pool was unplugged and drained, closed

Notice of Violation was issued to the property owner of 42 River Ave for property maintenance issues:

1. Excessive weeds and grass
2. Blocking the sidewalk and right of way causing a hazard.
3. Removal of port a john that had blown over onto its side

Status: Owner complied within 48 hours, closed

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. The home was recently purchased and I met the new owner at the property. He was issued a title transfer for the property but cannot occupy the property until all proper permits and inspections are completed.

Status: Pending permits and final inspection

Follow Up Inspection on Violations was Conducted at 200 Summit Ave: I have been working with this property owner to clean up the property for several months and progress has occurred. Recently, I received a two telephone complaints regarding trash, debris and a vehicle being parked on the front lawn. I responded and observed a female resident inside her vehicle (engine running) parked up against the residence, on the lawn. I informed her that this was not allowed and also asked her to clean up the trash and debris in the front yard. Additionally, I requested permission to access the yard to perform an inspection behind the fence and was denied. Later in the day, I responded back to the property and observed in plain view over the fence, a large above the ground metal framed pool in the back yard that I estimate to be filled with at least 7,500 gallons of water. There was an extension cord running to the filtering and pumps. There also did not appear to be a locking mechanism on the pool steps. It is known to this office that several small children reside at the property and I determined this as an emergent safety hazard. A check of the on line permit system also determined no permits were obtained and my office never received a zoning application for the pool. I contacted the Toms River Building Department under our shared service agreement and they responded immediately with an inspector.

Status: The inspector deemed the pool unsafe and order it be corrected. The homeowner was issued a Violation Notice and Summons under the uniform construction code in the amount of \$2,000.00 for Failure to Obtain Permits. Other possible charges are under review.

Notice of Violation issued to the property owner of 157 Ocean Ave for operating a boarding house and renting rooms without approval, permits and inspections. An inspection was undertaken and violations were observed.

Status: An order to cease operation was issued and the tenant moved out with 7 days.

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.
3. **Failure to display house number**

Status: Grass was cut and house number was posted. Continued monitoring will occur.

Notice of Violation was issued to the property owner of 171 Vansant Avenue. Proactive enforcement was taken after observing a contractor working at the property without permits. Inspection determined a deck, patio and steps were being constructed. A retaining wall and pavers were also being installed without zoning approval. The general contractor was contacted and ordered to stop work until all approvals and permits were obtained.

Status: Homeowner applied for zoning review, which was approved and the contractor obtained all required permits **Case closed.**

Notice of Violation was issued to the property owner 54 Garden Avenue for having a pond in his front yard containing foul mosquito larvae filled water. The homeowner was asked verbally to remove the pond, as it was a health hazard. After two weeks with no positive action, I issued a written Notice of Violation and provided an additional 15 days for the removal. The homeowner refused, so additional actions were taken to abate the health hazard.

Status: A formal Resolution was passed by the governing body to have the hazard abated for health reasons. Our public works employees under the direction of Mr. Brodbeck removed the pond and filled and graded the property. A bill will be sent to the homeowner to cover all expenses as allowed under Borough Ordinance. If it is not paid, a lien will be placed against the property.

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. An exterior inspection of the property determined that there were the following violations:

1. Weeds and grass in excess of eight inches
2. Construction debris left on the side of the home
3. Failure to contain trash and rubbish
4. Broken screens with windows open

Status: A Summons was issued to the property owner for property maintenance violations. The case is pending in the Island Heights Municipal Court.

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.

Notice of Violation was issued to the property owner of 116 Ocean Avenue for Failure to Obtain Permits and Zoning approval. Proactive enforcement observed pallets of stone and contractors working at the residence. Upon inspection of the rear of the property, I observed a built in stone patio unit with a gas grill, sink, wine refrigerator and counter top. Additionally, most of the rear of the yard was covered in pavers. The contractors were advised to stop work which they complied with. I contacted the property owner and explained that she needed zoning approval for the pavers and electrical, plumbing and building permits for the structure.

Status: Zoning approval can be issued after removal of pavers which were in violation of the ground cover ordinance. A follow up inspection will be performed and the homeowner agreed to obtain building, electrical and plumbing permits for the project.

Notice of Violation: was issued to the property owner of Bayside Auto on Route 37 East. The tenant vacated leaving the property in an unsatisfactory condition. Upon exterior inspection, the following violations were observed:

1. Two inoperable box trucks rusting on the property
2. Weeds and grass in excess of 8 inches
3. 55 Gallon containers of waste oil
4. Auto parts and tires up against the building
5. Snow plows in the parking lot
6. Garbage cans with waste and debris

Status: Contacted property owner who removed the box trucks and tires. He was provided an extension to address the other issues.

Notice of Violation was issued to the property owner of Siddons Court. Proactive response and inspection of the property revealed the following violations:

1. Weeds and grass is excess of 1 foot

Status: Property owner cut the grass, continued monitoring will occur.

Notice of Violation was issued to the property owner of 7 Ocean Avenue for the following violations:

1. Weeds and grass in excessive of eight inches
2. Broken windows and siding on structure
3. Inflatable swimming pool in excess of 24 inches deep in the yard

Status: All violations abated within the allotted time frame, case closed

Received a complaint regarding 26 Summit Avenue for construction work being performed. I checked the on line permit data base and did not find any active permits. I responded to the residence and met with the property owner and contractor. I determined the work being performed in the bathroom did not require permits as it was under general maintenance.

Status: Closed

Received a complaint of excessive bamboo at 186 Vasant Ave. I met with the property owner who allowed me access to the property. Upon inspection, it was determined there is an excessive amount of bamboo on the property ranging in heights to over 10 feet. It was also spreading into neighbor's yards. Bamboo is a non- native aggressive growing species that needs to be removed from the property to prevent property damage to structures, roads and neighbors properties.

Status: Pending Removal

Certificates of Occupancy:

- 5 Properties inspected and passed CO issued for rental
- 7 Properties inspected and passed for resale
- 2 Properties failed inspection and passed re inspection
- 1 Property has failed on three re inspections

Tree Permits Issued:

3 Permits issued after inspection of the 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

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 in your time of need.

Additionally, strict enforcement of recreation badges will continue at our docks, waterfront, beaches and recreation areas. Badges can still be purchased at the Borough offices Monday thru Friday from 9 AM to 3 PM and or from our badge checkers. The recreation badges are enforced year round.

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