



BOROUGH OF ISLAND HEIGHTS

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Code Enforcement Activity Report **September and October 2019**

Property Maintenance Issues:

Notice of Violation: was issued to the property owner of 151 Vansant Avenue. I observed contractors working on a garage where they appeared to be increasing the height of the structure. I returned to the office and checked the online building department permit database. It was determined there was a failed inspection for an in ground pool from several years ago and a temporary certificate of occupancy for the home. There were no current building or zoning permits or approvals for the current work that was being performed. I returned to the address and attempted to contact the property owner with negative results. I then spoke with the contractors who had reached out to the property owner. He admitted to me on the phone to not having permits and felt he did not need zoning approvals. In consultation with the Toms River Building Department a Stop Work Order was issued. Further investigation determined that the property owner increased the footprint of the structure by raising the height approximately three courses of block as well as the width to be less than 4 feet from the property line and poured concrete up to the property line. Additionally, the property owner built an outdoor patio bar with running water, electric, gas grill, sink and refrigerator, wood burning oven, all without proper zoning, building, electric, or plumbing permits.

Status: Property owner was issued a UCC construction fine of \$2,000 dollars for failure to obtain permits. The property owner applied for zoning approval for the structure and was denied based on our ordinances.

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

1. Excessive weeds and grass
2. Construction Debris left on property unsecured

Status: Owner complied

Notice of Violation: was issued to the property owner of 7 Lake Avenue. This property is a foreclosure and is managed by a property management company. They were cited for the following violations:

1. Sanitation: garbage, cardboard and other refuse on the property
2. Unsafe Roof: numerous missing shingles and leaking roof causing ceiling collapse inside from a water leak.
3. Exterior Soffit was torn off and open to the elements
4. Garage door was not properly closed and open to the elements
5. Unlawful Structure: a green house and large shed were in the rear of the property without permits or zoning approval
6. Electrical Hazards: underground electrical service was run from the house to the rear unlawful structures without permits or inspections.

Status: received a response from the property management company who informed that they are planning extensive repairs to the property and are applying for permits. They will also tear down the unlawful structures.

Notice of Violation: was issued to the property owner of 136 East End Avenue. It was determined the home was being rented without a Certificate of Occupancy in Violation of Borough Ordinance 12-1.3. They were sent an application to complete and asked to set up an inspection.

Status: Pending a response from property owner

Notice of Violation: was issued to the property owner of 148 Vansant Avenue. It was determined that the property owner and/or his contractor had constructed a fire pit on the ground and were burning construction debris. This fire pit was unsecured on the ground and adjacent to the garage. I contacted the NJ State Forest Fire Warden who oversees such violations.

Status: fire pit and debris were removed. Pending outcome from NJ Forest Fire Warden

Notice of Violation: was issued to the property owner of 46 Jackson Avenue for sanitation. After checking our files and permit data base, it was determined that the property owner also failed a pool inspection several years ago. They had not contacted the building department to request a new inspection or make the required repairs. They were advised to contact Toms River Building Department under our shared services agreement:

1. **Sanitation:** large stack of pavers, pallets and other construction equipment up against his fence next to the driveway

Status: The property owner was sent a 2nd Notice of Violation as they did not respond and or correct the violations. Additional pending enforcement actions are under review.

Notice of Violation: was issued to the property owner of 101 Chestnut Avenue for failure to obtain a CO for a rental property in violation of Borough Ordinance 12-1.3. An investigation commenced, after I was informed of over 14 police calls to the residence for disturbances and domestic issues. There was also a call that required the fire department and the response of a specialized hazardous materials response team to dispose of chemicals at the property. Based on the following, I contacted the property owner on several occasions and she failed to comply with setting up a CO inspection for her tenant.

Status: Inspection was performed and violations were noticed. Landlord was contacted and we are awaiting repairs and re inspection.

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 and overgrown trees and branches
2. **Weeds and Grass:** Grass that was overgrown 10 inches high
3. **Failure to display house number**

4. Uneven Sidewalks: cracks and uneven elevations in the sidewalk causing a safety hazard.

Status: I met with the property owner of the rental property and he had cut the grass and posted the house number. He also repaired the sidewalks. Continued monitoring will occur.

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: Awaiting response from property owner. This is a second violation.

Verbal Notice of Violation: was issued to the property owner of 192 Maple Avenue. Proactive response, as I observed a large pile of construction debris at the curb along with piles of cardboard boxes in the driveway, on my daily tour of the town. I spoke with the property owner and provided them 72 hours to remove the debris.

Status: Closed with full compliance

Follow up on Notice of Violation: related to 1693 Route 37 East. I spoke with the property owner of the repair shop and we worked on an action plan to clean up the property. He removed two large box trucks and other debris from the property. He evicted his previous tenant and was moving in a new tenant, who will use the property as a car sales lot.

Status: Case Closed

Verbal Notice of Violation: was issued to the property owner of 261 Thomas Avenue based upon a complaint of a new front porch being constructed. I checked our online permit date base and determined that there were not current permits for the porch. I responded and spoke with the contractor and property owner who informed it is was being replaced to assist with a disabled property owner. I performed measurements and it complied with zoning and did not need any additional approvals but did require building permits.

Status: Property owner obtained permits and inspections. CLOSED

Verbal Notice of Violation: was issued to the property owner of **105 Cedar Ave.** The property owner had permits to install a new sewer line but had left the trench open without any protections. The home is across the street from the Peto Museum which had an event scheduled within 48 hours. I asked the property owner to fill in the trench and or secure it and make it safe.

Status: Property owner complied

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: Summons were issued to the property owner. He failed to appear in court on the scheduled date. The case is pending additional enforcement by the Island Heights Municipal Court.

Follow up on Zoning Complaint: I performed a follow up inspection at 116 Ocean Avenue for zoning issues.

Status: Case closed with full compliance

Certificates of Occupancy:

11 Properties inspected and passed for resale

5 Properties inspected for rental

Tree Permits Issued:

7 tree permits were issued as various addresses. There will be re planting at many of the properties in the spring.

Borough Ordinances Warnings Issued:

Four (4) warnings were issued to individuals feeding waterfowl at the pavilion

Five (5) warnings were issued to individuals who had dogs on the boardwalk

One (1) warning was issued for smoking on the top floor of the pavilion

Two (2) warnings for riding bikes on the boardwalk

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

Three (3) warning for dogs on the beach or parks without a leash

Summary:

I have performed an investigation and researched properties that were being rented via commercial websites. A check of our internal records was compared to the list of rental properties. All properties that did not have a valid Certification of Occupancy were sent a notice to complete a CO application and schedule an inspection. Some inspections were performed and I am following up on those that have not yet responded.

Additionally, please be reminded that under Borough Ordinance, you are NOT Permitted to blow or place leaves into the street. All leaves must be bagged.

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