

BOROUGH OF ISLAND HEIGHTS

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Code Enforcement Activity Report November and December and Year End 2019

Property Maintenance Issues:

1. **Notice of Violation:** was issued to the property owner of Siddons Court which is owned by an LLC from Livingston, NJ. I observed the empty lots in the development were overgrown.

Status: Closed: Violations were corrected

2. **Notice of Violation** was issued to the property owner of 179 Maple Avenue for property maintenance issues: Pro active enforcement observed a large pile of household items placed at the curb for pick up. Investigation determined the tenant had moved out and placed tables, chairs, furniture and other debris for pick up.

Status: CLOSED: Property owner contacted and a dumpster was on site within 48 hours.

3. **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: Pending: 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.

- 4. 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: CO inspection was performed and failed. Homeowner was advised of repairs required for a CO. Re-inspection was performed and all repairs were completed. Rental CO was issued.

- 5. Notice of Violation:** was issued to the property owner of 122 Chestnut Avenue. Pro active enforcement observed several trees on the property that were damaged as well as debris on the property. Further investigation determined expired construction permits for repairs to the vacant structure.

Status: Trees were cut within 72 hours and homeowner was advised to re apply for construction permits.

- 6. Notice of Violation:** was issued to the property owner of a rental property located at 205 Vansant Avenue. After receiving a complaint, I responded and observed overturned garbage cans, household garbage and trash throughout the property. There was also an old mattress leaning up against the home. Further investigation determined there was not a CO for a rental property.

Status: Homeowner contacted my office and corrective actions were taken to clean up the yard. They have submitted a Rental CO application and an inspection is pending.

- 7. Notice of Violation:** was issued to the property owner of 125 Central Avenue for failure to obtain a CO for a rental property in violation of Borough of Island Heights Ordinance 12.1.3.

Status: Pending: Inspection was performed, several violations were noted and a CO was not issued. Pending the owner making repairs.

- 8. Notice of Violation:** was issued to the property owner of 135 West End Avenue. This property was being advertised and used as a rental on a regular basis. It was determined the homeowner did not have a valid CO. An inspection was performed and several

violations were observed to include not having a certificate for the furnace. Upon inspection arranged by the homeowner, she provided a statement from a contractor that the furnace was unsafe and advised to not be in use. The homeowner was advised she could not rent or occupy the property until repairs were made.

Status: Homeowner made necessary repairs and provided a certificate from a licensed contractor for the furnace. CO for rental was issued.

9. **Notice of Violation:** was issued to the homeowner of 26 Highland Bend for Failure to obtain a rental CO. the homeowner was contacted and the scheduled an inspection for the CO. An inspection was performed and there were several life safety violation noted. No CO was issued.

Status: Pending repairs to the property and re inspection.

Verbal Notice of Violation: was issued to the property owner of 14 Central Avenue. A preliminary inspection of the property for a transfer of sale was performed. The interior of the property was gutted with exposed wires and holes in the floors. I advised the property owner to disconnect the gas and electric services to the property due to safety hazards. I also notified Police, Fire and OEM of the dangers.

Status: Building is being purchased and major renovations will occur

11. **Notice of Violation:** was issued to the property owner of 163 Ocean Avenue. A large tent made of combustibile and extremely flammable material is being used as a storage unit in the yard. There were advised to remove the structure.

Status: Homeowner has hired a attorney with whom I have spoken. Awaiting a site inspection with attorney.

12. **Notice of Violation:** was issued to the property owner of homeowner 101 Chestnut Avenue. Investigation from this office determined the property was a rental by an out of state homeowner without a Certificate of Occupancy.

Status: Court Summons was issued for Failure to Obtain a CO. A re inspection was performed and failed again. Property owner was ordered to replace a dangerous hot water heater that was leaking. The homeowner complied and hired a licensed plumber to replace the unit. Pending re inspection.

13. Verbal Notice of Violation: was issued to the owner of 215 Maple Avenue for a dangerous tree on the property near the street right of way.

Status: Closed. Tree was removed within a week

14. Verbal Notice of Violation: was issued to the property owner of 3 Highland for a tree that fell on a neighbor's vehicle. The homeowner was asked to remove the entire tree to mitigate future hazards.

Status: Closed- Tree removed

15. Restricted CO: was issued to the buyer of a property at 105 Chestnut Avenue to repair the sidewalk in front of the property prior to occupying the structure. Prior to the sale, a visitor was walking on the sidewalk and tripped on an uneven sidewalk, receiving serious facial injuries requiring medical treatment.

Status: Pending repairs

16. Verbal Warning: was issued to the property owner of 104 Jayne's Avenue for having abandoned vehicles on his property. He was asked to remove them within two weeks.

Status: Closed: vehicles were removed without any additional enforcement.

Tree Permits Issued for 2019:

Summary: 42 Permits were issued. A significant number of these permits were issued to mitigate and or eliminate damage to property or structures. A small number were issued related to development site plans. In most cases, residents will be re planting in the spring.

Certificate of Occupancies Issued for 2019:

Summary: Rental: 27 Certificate of Occupancy were issued

Sales : 41 Certificate of Occupancy for sale of homes

Recreation Badges Sold for 2019:

Summary: \$19,193.00 in total badges sales

The code enforcement office is focused on quality of life issues and the Mayor and Council have recently passed an ordinance forming a Quality of Life Task Force in the Borough. More to come next month.

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 to meet face to face from 6 to 8 PM and look forward to assisting all residents and property owners.

Remember, ALL properties in the Borough are required to have visible house numbers. Please check your property to make sure you are in compliance. Notices will be going out next month.

Furthermore, an internal audit of existing building permits is being performed on all properties. If you have had any work performed requiring a permit You, as the homeowner, are required to set up the final inspection. Preliminary review has determined that at least 75 or more open permits without final inspection exist. Inspections are performed for your safety, by highly trained and licensed inspectors and are included in the permit fee. There is no charge to you. A notice will be going out to homeowners with open permits in the next few weeks.

Respectfully Submitted,

**Gary Stocco
Code Enforcement Officer**