

BOROUGH OF ISLAND HEIGHTS



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Code Enforcement Activity Update June 2021

Property Maintenance Issues:

1. **Notice of Violation:** was issued to the property owner of 120 Jaynes Avenue for failure to obtain a rental certificate of occupancy.

Status: Homeowner submitted the application with the required supporting documents and an inspection was performed. Rental registration number was issued as per Borough Ordinance.

2. **Notice of Violation:** was issued to the property owner of 163 Ocean Avenue for harboring chickens in the yard. Additionally, there were cited for maintenance of the property and open burning in a fire pit, which is prohibited.

Status: Homeowner removed chickens, dismantled the fire pit and cleaned the property.

3. **Notice of Violation:** was issued to the property owner of 42 River Ave for Failure to Obtain Zoning approval for site work at the property.

Status: Work stopped and homeowner will submit for zoning approval.

4. **Notice of Violation:** was issued to the property owner of 38 Lake Avenue for failure to obtain a rental certificate of occupancy.

Status: Pending: Application was submitted and an inspection was performed. Violations were observed to include failure to have fire and smoke detectors.

5. Notice of Violation: was issued to the property owner of 18 Lake Avenue. It was determined the home was being rented without a Certificate of Occupancy in Violation of Borough Ordinance 12-1.3.

Status: Pending: Homeowner submitted the required application and an initial inspection were performed. Violations were observed for smoke and CO detectors, broken fence and electrical issues.

6. Notice of Violation: was issued to the property owner of 22 Central Avenue. A complaint was received regarding blocking of access on the sidewalk and public right of way, in front of the business.

Status: Closed- Property owner removed the items and complied.

7. Notice of Violation: was issued to the property owner of 132 and 134 Jaynes Avenue. Performing pro-active enforcement, I observed a dumpster and construction debris on the property. The property owner of both properties was advised to obtain all required construction and zoning permits. After several days had passed, a check of the permit system did not reveal any active permits.

1. Failure to Obtain a Required UCC Permits
2. Failure to Obtain Zoning Approvals

Status: UCC fine in the amount of \$1,500.00 was issued along with a Stop Work Order. The fine was paid and permits were submitted and issued. During the inspection process, it was determined that the scope of work being performed was not covered under the permits that were issued. Another stop work order and fine was issued. Presently, one of the structures has active permits while 134 Jayne's has a active stop work order. Additionally, a Borough Ordinance Summons was issued for failing to cut the grass, which was over 14 inches high. Outcome pending court appearance.

8. 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 prior warnings:

1. Sanitation: the exterior of the property had trash and recyclables strewn throughout the property and overgrown trees and branches.
Weeds and Grass: Grass that was overgrown 10 inches high. Failure to display house number

Status: Summons was issued and a fine of \$125.00 plus court costs was levied.

9. Notice of Violation: was issued to the property owner of Siddons Court. Proactive response and inspection of the property revealed the following violations. This property was warned on several occasions.

1. Weeds and grass is excess of 1 foot

Status: Summons was issued and a fine of \$150.00 plus costs was levied.

10. Notice of Violation: was issued to the property of 200 Summit Avenue for property maintenance issues. This property owner has received numerous written notices of violations, for failing to maintain the property.

1. Sanitation
2. Prohibited Conditions: unseaworthy boat / vessel in the yard
3. Failure to obtain building permits for steps to a deck and railing.
4. Failure to Obtain dog licenses

Status: Summons issued and a fine of \$500.00 plus costs was levied. Additionally, summons were issued by IHPD for dogs running at large and being unlicensed. Guilty finding on that charge was also entered. Construction permits were obtained. Homeowner was advised to clean the yard and allow follow up inspections. Clean up is occurring and is being monitored.

11. Notice of Violation: was issued to the property owner of 1693 Route 37 East which is the Shell Station

1. Accumulation of Rubbish or Garbage

Status: Summons issued and a fine of \$130.00 plus costs was levied. I met with the property owner after the guilty finding and he will be installing a fence, in an attempt to keep the trash from entering the creek, adjacent to this property.

12. Notice of Violation: was issued to the property owners of 11 Ocean Avenue for the following:

1. Sanitation / Trash and Rubbish
2. Broken Fence
3. Failure to display house number

Status: Summons was issued and a guilty finding with a fine of \$100.00 plus costs was levied. This was a second offense as they were cited and found guilty in 2018. Follow up two months later determined the property had not been cleaned. A second summons was issued on 5-28-21 for property maintenance issues and that matter is pending in court in June 2021

13. Notice of Violation: was issued to the property owner of 265 Summit Avenue for failure to obtain a rental Certificate of Occupancy:

Status: Property owner submitted the CO application but failed to attach the required documents to include a furnace and chimney certifications. Additional enforcement actions to take place for compliance.

14. Notice of Violation: was issued to the property owner of 177 Vansant Avenue for Failure to Obtain a Certificate of Occupancy for Rental.

Status: Property is for sale and an application was filed for a CO

16. Notice of Violation: was issued to the property owners of 16 Central Avenue for Failure to Obtain a Certificate of Occupancy for a Rental.

Status: Homeowner submitted the required application but an inspection has not yet been performed. Additional enforcement action to is take place.

17. Notice of Violation: was issued to the property owner of 54 Garden Avenue for property maintenance: Complaints of grass and weeds in excess of 1 foot in the yard. This is a third offense and an assessment of \$850.00 was levied against the property owner for Borough employees to abate the violations.

Status: Closed – Grass was cut by the property owner

18. Notice of Violation: was issued to the property owner of 15 Highland Avenue for Failure to Obtain a Rental Certificate of Occupancy. Investigation revealed a real estate agent had placed the new tenant in the property without the required CO.

Status: Application was submitted and an inspection was performed. Inspection uncovered several violations to include lack of smoke and carbon monoxide alarms, broken glass, rotten wood and other safety hazards. Homeowner has advised he has hired a contractor to correct the violation and a re- inspection will be performed.

19. Notice of Violation: was issued to the property owner of 104 West End Avenue for property maintenance violations:

1. Sanitation
2. Accumulation of Rubbish and Garbage

Status: Summons Issued- Transferred to another municipal court due to conflict and is pending a hearing and determination.

20. Notice of Violation: was issued to the property owner of 20 East Camp Walk for property maintenance issues.

Status: Homeowner has removed construction equipment from the property and is cleaning the yard.

21. Written Notice: was issued to the homeowner of 58 River Avenue regarding complaints of safety issues with his dock.

Status: Spoke with homeowner who blocked off access and advised he would make repairs.

22. Written Notice: was issued to the property owner of 190 Central Avenue regarding soil disturbance during construction of a new home.

Status: Contractor installed the required silt fence to stop soil erosion.

Certificate of Occupancy: 2021

: Certificate of Occupancy Applied For
: Sales: 23
: Rentals: 12

Zoning Application Applied:

Total to Date: 36

Zoning applications are typically reviewed for new homes, additions, decks, pools, generators, fences, sheds, pavers, driveways, air condition condensers, and any changes to the structure or

appearance of the homes footprint. Currently we have (3) new homes under construction and I have approved the plans for three others to be built this year.

Borough Ordinances Warnings Issued By Code Enforcement Officers:

- 18 warnings issued to individuals feeding waterfowl at the pavilion or boardwalk
- 16 warnings issued to individuals who had dogs on the boardwalk, docks or beach
- 10 warnings issued for smoking at the pavilion, docks or beach
- 9 warnings issued for bikes, scooters, skateboards on the boardwalk.
- 6 warnings issued for bikes / skateboards on the tennis courts and or pickle balls courts

Summary:

The code enforcement office is focused on quality of life issues that affect the residents and lifestyle of the residents of the town. We are asking that all complaints be in writing to the code enforcement email and or addressed to the code official at the Borough offices. Should, it be a noise complaint, I direct you to contact the IHPD as your first point of contact. They will contact me and I will respond if deemed necessary.

The code department has and will continue to strictly enforce recreation badges at all of our waterfront and docks. We have sold over 925 badges for the year and have placed an additional order to have adequate supply for the seasons. Deputy Code Officer Terri is working six days a week supplementing my efforts, working varied hours, enforcing badges and other code violations at the waterfront and Borough properties.

Additionally, the Construction Office remains extremely busy processing permits and ensuring our residents are receiving quality work from contractors. Your permit fees cover the cost of inspections at your home and our licensed inspectors, Protect you and your family. We ask that all inspection requests be sent via email to Islandheightscode@gmail.com. The construction / zoning office is open Monday evening from 6-8 PM.

Respectfully Submitted,

Gary Stocco
Code Enforcement Official
NJ Licensed Zoning Official
NJ Licensed Construction Technical Official

