



BOROUGH OF NORTH PLAINFIELD
 Department of Health, Housing & Property
 263 Somerset Street
 North Plainfield, New Jersey 07060
 (908) 769-2900 Ext. 2915

Municipal Certificate of Compliance N.P.R.G.O. 10-4
Certificate of Compliance NJAC 5:18-2.20 (Smoke Detectors)
NJAC5:70-4.19 Carbon Monoxide Detectors
N.J.S.A. 52:27D-198.1-Fire Extinguishers

MUNICIPAL CERTIFICATE OF COMPLIANCE #11-087

*This certificate is issued to Stacey Adams
 Buyer(s) of 35 Willow Avenue, North Plainfield, New Jersey 07060
 Also known as Block 145, Lot 7*

*And is a one (1) family dwelling unit
 Containing (4) bedrooms with a maximum occupancy of (8) people.*

The property is substantially compliant with the above codes subject to the following applicable conditions as marked:

- 1. See attached letter
- 2. No sleeping permitted in the basement
- 3. No sleeping permitted in the attic No occupancy Storage only
- 4. No separate rental of individual rooms
- 5. Historic District—Property and structure is subject to limitations and regulations governing properties and structures in the Historic District under Section 22-122 of the Borough of North Plainfield Land Development Ordinance.

If this property is used as a rental property you must apply for a Rental Certificate of Occupancy.

James F. Rodino _____ Issue Date 8/28/11

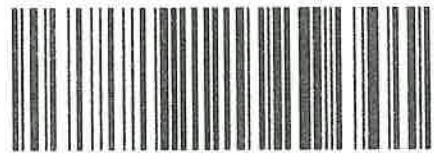
James F. Rodino, Zoning /Code Compliance Officer



BOROUGH OF NORTH PLAINFIELD

263 SOMERSET STREET
NORTH PLAINFIELD, NJ 07060-4846

OFFICE OF Zoning



7011 1150 0000 5545 7770

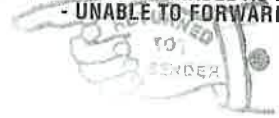


UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 NORTH PLAINFIELD, NJ
02 1R \$ 05.50
0002094869 AUG 24
MAILED FROM ZIP CODE 07060

35 Willow

*Stacey Adams
633A East Front Street
Plainfield*

- A INSUFFICIENT ADDRESS
- C ATTEMPTED NOT KNOWN OTHER
- S NO SUCH NUMBER/STREET
- NOT DELIVERABLE AS ADDRESSED - UNABLE TO FORWARD



RTS
RETURN TO SENDER

MSN

**HISTORIC DISTRICT PROPERTIES
MUNICIPAL CERTIFICATE OF COMPLIANCE # _____**

Please provide below the following information so that Ordinance 99-15 may be complied with by this office.

All Municipal Certificates of Compliance for properties must be delivered with attachments by certified mail. **NO CERTIFICATES WILL BE AVAILABLE BY HAND.**

COMPLETE NAME AND MAILING ADDRESS FOR:

BUYER:

STACEY ADAMS
633A EAST FRONT ST
PLAINFIELD NJ 07060

AGENT FOR BUYER:

John Campbell
907 Fern Ave Unit C
PLAINFIELD NJ 07060

ATTORNEY FOR BUYER:

STEVEN LOPEZ
WEST 7TH ST
PLAINFIELD NJ 07060

SELLER:

SALVATORE D + EMELIE VENTURA ESTATE Admin Mary-Jean Hegner
11 MOUNTAIN AVE
N PLAINFIELD N.J. 07062

AGENT FOR SELLER:

ERA VAN SYCKEL
1701 RT 22 PO BOX 8127
BRIDGEWATER NJ. 08807



Borough of North Plainfield
Code Enforcement
263 Somerset Street
North Plainfield NJ 07060
(908)-769-2900

NOTICE OF VIOLATION AND ORDER TO CORRECT

Reference Number: 1001971	Notice Date: 02/10/2022	Comply Date: 10/18/2022
Name: ADAMS, STACEY	Block: 145	Lot : 7 Qual :
Address: 35 WILLOW AVENUE NORTH PLAINFIELD, NJ 07060	Site Address:	35 WILLOW AVENUE NORTH PLAINFIELD
Phone:		

You are hereby notified that your property was inspected on the above date by the Code Enforcement/Zoning/Property Maintenance Department and the below listed violation(s) were observed.

Therefore, you are hereby notified to abate the violation(s) by the Comply Date listed above. If the violation(s) are not corrected a SUMMONS MAY BE ISSUED. There is a fine of up to \$1000.00 per violation per day if not corrected. The Code Enforcement Officer may grant an extension to abate the violation if you call or write or email and explain the reason why. You must make this request before the Comply Date above.

A second or additional violation may result in a summons being issued without warning.

Inspector contacts are as follows: Please note new email addresses as of 4/1/2023
Ken Capobianco 908-769-2913 kcapobianco@northplainfieldnj.gov
Mike Garcia 908-769-2329 mgarcia@northplainfieldnj.gov
Tom Allen 908-769-2972 tallen@northplainfieldnj.gov
Please correspond with the inspector at the bottom of this letter.

Sincerely,

Ken Capobianco

Date _____

PROPERTY MAINTENANCE MANAGER

List Of Violations

October 03, 2023

Reference No.: 1001971

Violation Number: 11-4.1 **Violation Date:** 02/10/2022 **Corrected Date:**

Violation Description The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and shall be kept free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner, operator or occupant. It shall be the duty of the owner, operator or occupant to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation.

Violation Comments the sidewalk is damaged and a hazard in the front and driveway area and must be replaced. contact the Historic Preservation Committee for rules of replacement at 917-576-0665

Violation Number: 14-2.2 **Violation Date:** 02/10/2022 **Corrected Date:**

Violation Description It is hereby determined and declared that the presence of broken, disintegrated, uneven or otherwise defective sidewalks or curbs upon or within the public easement in the public streets and highways in the Borough may constitute or become a public nuisance and hazard to the safety of pedestrians entitled to pass along or over the same.

Violation Comments please contact inspector Ken Capobianco with a plan of action.

Violation Number: 11-4.1 **Violation Date:** 02/10/2022 **Corrected Date:**

Violation Description The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and shall be kept free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner, operator or occupant. It shall be the duty of the owner, operator or occupant to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation.

Violation Comments remove trash and debris from side by 39 willow.



Borough of North Plainfield
Code Enforcement
263 Somerset Street
North Plainfield NJ 07060
(908)-769-2900

NOTICE OF VIOLATION AND ORDER TO CORRECT

Reference Number: 1003105	Notice Date: 07/19/2022	Comply Date: 07/29/2022
Name: ADAMS, STACEY	Block: 145	Lot : 7 Qual :
Address: 35 WILLOW AVENUE NORTH PLAINFIELD, NJ 07060	Site Address:	35 WILLOW AVENUE NORTH PLAINFIELD
Phone:		

You are hereby notified that your property was inspected on the above date by the Code Enforcement/Zoning/Property Maintenance Department and the below listed violation(s) were observed.

Therefore, you are hereby notified to abate the violation(s) by the Comply Date listed above. If the violation(s) are not corrected a SUMMONS MAY BE ISSUED. There is a fine of up to \$1000.00 per violation per day if not corrected. The Code Enforcement Officer may grant an extension to abate the violation if you call or write or email and explain the reason why. You must make this request before the Comply Date above.

A second or additional violation may result in a summons being issued without warning.

Inspector contacts are as follows: Please note new email addresses as of 4/1/2023
Ken Capobianco 908-769-2913 kcapobianco@northplainfieldnj.gov
Mike Garcia 908-769-2329 mgarcia@northplainfieldnj.gov
Tom Allen 908-769-2972 tallen@northplainfieldnj.gov
Please correspond with the inspector at the bottom of this letter.

Sincerely,

Ken Capobianco

Date _____

PROPERTY MAINTENANCE MANAGER

List Of Violations

October 03, 2023

Reference No.: 1003105

Violation Number: 11-4.1

Violation Date: 07/19/2022

Corrected Date:

Violation Description The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and shall be kept free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner, operator or occupant. It shall be the duty of the owner, operator or occupant to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation.

Violation Comments remove brush at curb. must be bundled, in bags, or in can and placed out on property pickup date.

Violation Number: 14-2.2

Violation Date: 07/19/2022

Corrected Date:

Violation Description It is hereby determined and declared that the presence of broken, disintegrated, uneven or otherwise defective sidewalks or curbs upon or within the public easement in the public streets and highways in the Borough may constitute or become a public nuisance and hazard to the safety of pedestrians entitled to pass along or over the same.

Violation Comments second notice-repair sidewalk around property.

Violation Number: 11-4.1

Violation Date: 07/19/2022

Corrected Date:

Violation Description The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and shall be kept free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner, operator or occupant. It shall be the duty of the owner, operator or occupant to keep the premises free of hazards which include but are not limited to refuse, litter, trash, condition of natural growth, ground surface hazards, accumulations of storm water and sources of infestation.

Violation Comments repair sidewalk and front walkway. second notice.



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NOTICE OF VIOLATION AND ORDER TO CORRECT

Reference Number: 1005585	Notice Date: 06/21/2023	Comply Date: 06/22/2023
Name: ADAMS, STACEY	Block: 145	Lot : 7 Qual :
Address: 35 WILLOW AVENUE NORTH PLAINFIELD, NJ 07060	Site Address:	35 WILLOW AVENUE NORTH PLAINFIELD
Phone:		

You are hereby notified that your property was inspected on the above date by the Code Enforcement/Zoning/Property Maintenance Department and the below listed violation(s) were observed.

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A second or additional violation may result in a summons being issued without warning.

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Mike Garcia 908-769-2329 mgarcia@northplainfieldnj.gov
Tom Allen 908-769-2972 tallen@northplainfieldnj.gov
Please correspond with the inspector at the bottom of this letter.

Sincerely,

Ken Capobianco

Date _____

PROPERTY MAINTENANCE MANAGER

List Of Violations

October 03, 2023

Reference No.: 1005585

Violation Number: 22-122.5.1

Violation Date: 06/21/2023

Corrected Date:

Violation Description A certificate of appropriateness (or "CA") issued by the Commission shall be required before any work is commenced on any historic landmark or within any historic district, whether or not a construction permit is required for such work, including, but not limited to, the following activities listed below. Work associated with a development application requiring ultimate approval by the Planning Board or the Zoning Board of Adjustment is not exempt from this requirement.

Violation Comments Per our conversation. You must contact the HPC for rules on replacing sidewalk. If installed against HPC requirements, it will have to be removed and redone properly.
