



*Where Community, Business & Tourism Prosper*

*Land Use Board Office – Board of Adjustment*

*Memo from the Desk of Kristie Dickert*

*732-988-5200 ext. 278*

*[KDickert@neptunetownship.org](mailto:KDickert@neptunetownship.org)*


Date: May 26, 2020

To: B. Haney, Tax Assessor  
W. Doolittle, Code/Construction ✓  
Neptune Police Dept  
Neptune Sewage Dept  
Neptune Public Works  
Neptune Fire Prevention

Re: SUBMISSION FOR REVIEW/COMMENTS  
ZB#20/10 – James Alburtus  
Use Variance to Remediate Violations for Expanding a  
Pre-Existing, Non-Conforming Use  
Block(s): 416 Lot(s): 6  
1312 07<sup>th</sup> Avenue – Neptune Township

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Please review the enclosed and return with your comments no later than July 1, 2020.

A stop work order and Two Notices and Order of Penalty were issued on Oct. 3, 2019. See attached 





# NOTICE AND ORDER OF PENALTY

Application Date: 09/03/2019  
 Control Number: 551275390  
 Permit Number: 20191140  
 Date Permit Issued: 09/18/2019  
 Notice Date: 10/03/2019  
 Violation Number: 20190075  
 CPA Violation Number: 20190124

## IDENTIFICATION

Work Site Location: 1312 07TH AVE Block: 416 Lot: 6 Qualification Code:  
 Owner in Fee: PALMISANO, THOMAS Agent/Contractor: Prime Restoration C/O Gavin Panday  
 Address: 1312 07TH AVENUE Address: 110 Hillside Ave, Suite 201  
 NEPTUNE, NJ 07753 Springfield, NJ 07081  
 Telephone: (732)984-3566 Telephone:

To:  Owner-  Other: Prime Restoration C/O Gavin Panday  
 Agent/Contractor 380 Powell St.  
 Staten Island, NY 10312

## ACTION

On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A  Notice of Violation and Order  Notice of Unsafe Structure  Notice of Imminent Hazard was issued. Reinspection of the work site on revealed the following violation(s) remain:

On 10/03/2019, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you  made a false or misleading written statement, or omitted required information in an application or request for approval; or  failed to obtain a construction permit; or  failed to request required inspections; or  allowed occupancy prior to receiving a certificate of occupancy; or  failed to comply.

N.J.A.C. 5:23-2 14(a) CONSTRUCTED AN ADDITION AND REHABILITATION TO EXISTING SINGLE FAMILY DWELLING WITHOUT OBTAINING REQUIRED PERMITS

On , you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on revealed a failure to comply with the **Stop Construction Order**.

## PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$\$2,000.00 for each violation for a total penalty of \$\$2,000.00.

Further, take **NOTICE** that for each  week  day that any of the said violations remain outstanding after 11/04/2019, an additional penalty of \$500.00 per  week  day shall result.

If you wish to contest **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY of MONMOUTH, within the 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, specifies sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$\$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: Monmouth County Hall of Records 1 East Main Street, 2nd Floor Freehold, NJ 07728.

If you have any questions concerning this matter, please call: 732-988-5200 ext. 260, 261, 262

NOTICE and ORDER of Penalty: \_\_\_\_\_ Date: \_\_\_\_\_  
 WILLIAM DOOLITTLE CONSTRUCTION OFFICIAL

Sent by Certified Mail# 7019 0160 0000 5400 4809



# NOTICE AND ORDER OF PENALTY

Application Date: 09/03/2019  
 Control Number: 551275390  
 Permit Number: 20191140  
 Date Permit Issued: 09/18/2019  
 Notice Date: 10/03/2019  
 Violation Number: 20190076  
 CPA Violation Number: 20190125

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Work Site Location: 1312 07TH AVE Block: 416 Lot: 6 Qualification Code:  
 Owner in Fee: PALMISANO, THOMAS Agent/Contractor: Prime Restoration C/O Gavin Panday  
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 NEPTUNE, NJ 07753 Springfield, NJ 07081  
 Telephone: (732)984-3566 Telephone:

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N.J.A.C. 5:23-2.14(a) PERFORMED INTERIOR AND EXTERIOR REHABILITATION TO REAR STRUCTURE.

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