

Harrison Township, New Jersey

Preliminary Redevelopment Investigation of Block 52, Lots 8 and 9
March 20, 2014

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Acknowledgements

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Louis Manzo

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Don Heim
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Matt Diggons

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Robert F. Melvin, PP/AICP

prepared by:



Robert F. Melvin, AICP/PP
NJ Planner License No. 04018
March 20, 2014

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1.0 Introduction

1.1. Study Authorization

Harrison Township through Resolution No. 082-2014 has requested that Group Melvin Design perform a Preliminary Investigation into Block 52, Lots 8 and 9 to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an “Area in Need of Redevelopment”

Map 1 identifies the location and surrounding environs of the Investigation Area

1.2. Summary of Findings

The analysis presented within this document serves as the basis for the recommendation that Block 52, Lots 8 and 9 qualify as an Area in Need of Redevelopment.

1.2.a. Block 52, Lot 8

This report finds that code violations and issues identified through a property inspection are severe and represent a substantial detriment to the wholesome living of Mullica West Apartment residents. Substantial work must be done to improve ceilings, fix walls, rehabilitate bathrooms and fix kitchens so that they meet basic living standards. In totality the scale of the violations and costs associate with addressing them demonstrate that the Mullica West Apartments are substandard, dilapidated, and obsolescent and meet statutory Criterion A for being designated in Need of Redevelopment.

1.2.b. Block 52, Lot 9

The analysis of Block 52, Lot 9 indicates that the shed, garage, and home have deteriorated significantly and that the owner has, for some time, not undertaken the maintenance to properly address these issues. The result is that all buildings on site meet the statutory criteria for being unsafe and/or dilapidated. In addition, this analysis concludes that the garage and shed are sufficiently outdated in their design and construction as to be considered obsolete for the purposes they are intended to serve.

1.3. Non Condemnation

Block 52, Lots 8 and 9 shall be a “Non-Condemnation Redevelopment Area.”

As of 2013, the Legislature requires that Preliminary Investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including eminent domain. Those Redevelopment Areas where the municipality declares it will not use eminent domain are referred to as “Non-Condemnation Redevelopment Areas.”

2.0 Redevelopment Law

2.1. Purpose of the Act

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

2.2. Redevelopment Procedure

The LRHL requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Council. The required steps are as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- C. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- D. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries.
- E. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- F. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the Township's Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.

3.0 Existing Conditions

3.1 Description of Site Area

Block 52, Lot 8, also known as “Mullica West Apartments” is located in Harrison Township off of High Street as illustrated on Figure 1. In Tax year 2013, Block 52 Lots 8.01, 8.02, and 11.01 were consolidated with Lot 8 for tax purposes. Appendix B - Lot Consolidation provides documentation from the Tax Assessor.

Mullica West Apartments is currently an affordable housing complex for families located in Harrison Township, Gloucester County. Mullica West Apartments was developed over 30 years ago through the USDA Section 515 Program, and consists of 7 buildings and 168 apartment units with one unit utilized for management and leasing. USDA has determined that this project is eligible to leave its program and can be converted to market rate housing.

The property owner has obtained a professionally prepared capital needs assessment to establish the scope of rehabilitation which will upgrade all apartments to meet construction code requirements, achieve energy star standards for the project, replace all central heat and air conditioning units, replace flooring, and renovate all kitchens and baths. (Appendix C, Appendix D, and Appendix E)

According to the property owner, USDA will provide rental assistance to this project on a year to year basis. However, the property owner has also stated that this rental assistance is in jeopardy and subject to loss without the efforts outline in the capital needs assessment.

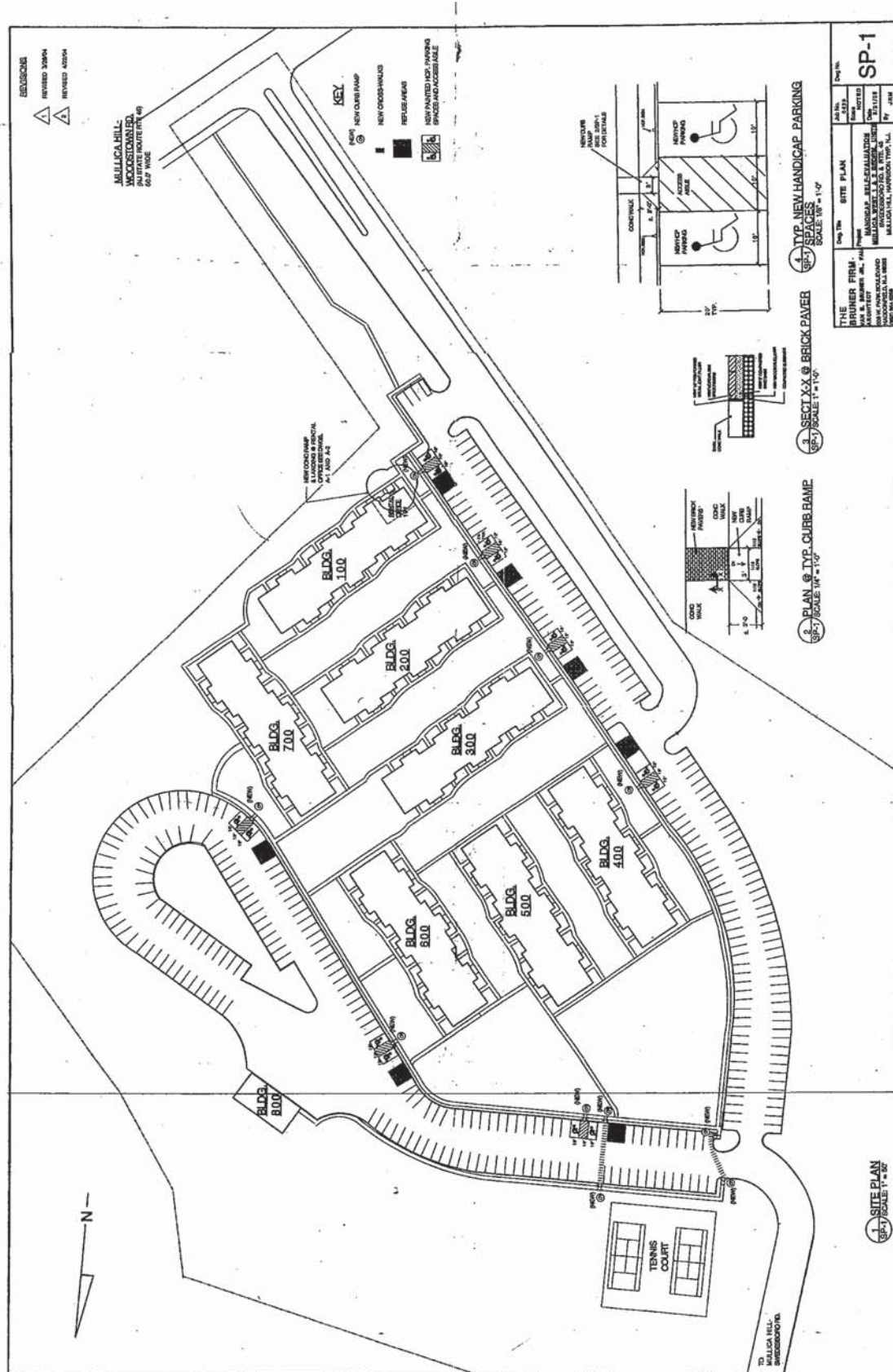
Figure 2 identifies the location of the various buildings and improvements on the Mullica West Apartments site.

Block 52, Lot 9 is located behind Lot 8 and fronts onto New Jersey 45. It measures approximately 5.2 acres. There are currently three structures located on site: a single-family house, a garage, and small utility shed.

Figure 1. Aerial of Site



Figure 2. Mullica West Site Configuration



4.0 Statutory Criteria

A study area qualifies as being an “Area in Need of Redevelopment” if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers

within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

N.J.S.A. 40A:12A-3 further states that "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part." This is commonly referred to as the "Section 3 Criteria."

According to the Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are,"essential to be included in the designation to effectively redevelop the area." Examples of such properties include properties located within and surrounded by otherwise blighted area, property that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area's successful redevelopment.

5.0 Applicability of Statutory Criterion “A”

5.1. Introduction

5.1.a. Statutory Language

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

5.1.b. Conclusions

Based on information obtained through a property owner inspection, NJ Department of Community Affairs report, and a capital needs assessment financial statement Group Melvin Design concludes that substantial work must be done to Lot 52, Block 8 (“Mullica West Apartments”) to improve ceilings, fix walls, rehabilitate bathrooms and fix kitchens so that they meet basic living standards. These issues have persisted from 2010 through 2012 and were almost certainly present before the 2010 property inspection. The deterioration of the units has not been met with sufficient maintenance, resulting in a continued threat to the wholesome living conditions of occupants. In totality the violations and issues identified in the following analysis demonstrate that the Mullica West Apartments are substandard, dilapidated, and obsolete and thus meet statutory Criterion A for being designated in Need of Redevelopment.

The analysis of Block 52, Lot 9 indicates that the shed, garage, and home have deteriorated significantly and that the owner has, for some time, not undertaken the maintenance to properly address these issues. The result is that all buildings on site meet the statutory criteria for being unsafe and/or dilapidated. In addition, this analysis concludes that the garage and shed are sufficiently outdated in their design and construction as to be considered obsolete for the purposes they are intended to serve.

5.2. Block 52, Lot 8

As part of their efforts to convert Mullica West to market rate units, the property owner has obtained a professionally prepared capital needs assessment to establish the scope of rehabilitation which will upgrade all apartments to meet construction code requirements. That assessment included:

- a 2010 Property Owner Inspection (Appendix C);
- a 2012 NJ Department of Community Affairs violations report (Appendix D); and
- an estimate of the cost necessary to address issues identified in those reports (Appendix E).

The following analysis is based on those documents and interviews with the property owner.

5.2.a. Property Owner Inspection

As part of the capital needs assessment, the property owner provided a 2010 unit inspection report. That report identified a variety of improvements that must be made to the various buildings and units. Although they are too numerous to detail in full here, the following is a list of the types of

improvements that are most likely to impact the health and safety of residents (for a complete list of all improvements see Appendix C - Property Owner Inspection)

Kitchens:

- Kitchen faucet replacements
- Sink replacements
- Fix leaky and clogged drains
- Ventilation fan replacements

Bathrooms

- Caulking of tubs
- Resurfacing of bathroom tubs
- New faucet systems
- New exhaust fans

Other areas within units

- Fire detector replacements
- Windows and window treatments replacements
- Door replacements
- Replacement of handrails
- Ceiling fixes
- New hot water heaters
- Fixing of holes in walls and damage to drywall

What is clear from this report is that in 2010, the property was in need of substantial repairs in order to meet basic living standards. Faulty fire detectors, broken hot water heaters, poorly draining sinks, dilapidated/un-repaired ceilings and walls are all signs that many units were in a state of substantial disrepair and constituted a detriment to the wholesome living conditions of the people who occupy them.

5.2.b. DCA Violations

On August 8, 2012, the New Jersey Department of Community Affairs inspected the Mullica West apartments. In a report submitted by the property owner, the DCA identified more than 120 violations across all the units (Appendix D). At the time of that report, only half of those violations had been addressed.

The number of violations is too numerous to provide a complete list in the body of this report. Nonetheless, the DCA violation follow the same pattern identified by the property owner when doing their 2010 annual unit inspections: faulty bathroom amenities, broken kitchen appliances, and issues with the general condition of many units. In addition, the DCA identified safety issues associated with hot water heaters and sidewalks, among others.

5.2.c. Cost of Improvements

As part of its Capital Needs Assessment, the property owner has identified the cost of bringing the building up to code. These costs are identified in worksheets provided in Appendix E.

According to the property owner, more than \$10 million dollars of repairs and improvements are need to the building and site. Group Melvin Design is confident that the majority of this work is needed to ensure the property meets basic living standards. These improvements are not luxury items. Instead they are basic improvements for a renovations that, according to the current property owner, will still target those below 60% of county median income adjusted for family size, assuming USDA rental assistance.

The following upgrades are particularly noteworthy. The cost of the improvements have been included to indicate the scale of the problems which must be addressed.

- New top coat of parking and re-striping (\$150,000): well regulated parking is a requirement in all suburban housing developments. The fact that the municipality requires parking only underlines the clear need of residents to have a safe and secure place to house their primary means of accessing services and employment.
- Site Lighting (\$562,500): Lighting is an essential safety element. Improper lighting makes hazards harder to avoid and has been shown to increase incidences of both property and violent crime.
- Plumbing and Sanitary system clean out (\$17,000): A well functioning sanitary system is a basic human need. So much so that the US Census has historically used lack of access to plumbing facilities as a major indicator of poverty.
- Roof Replacement (\$317,100): the capital needs assessment has identified new roofs for 7 buildings. Roofs can be fire hazards if they allow water to get into areas where there is electrical equipment. In addition, poor roofing can increase the amount of mold and mildew that builds up in a unit which can have serious health effects for residents. If such issues remain untreated, framework can weaken, making the entire structure unsafe to inhabit.
- Windows (\$108,500): Broken, malfunctioning and missing windows can be create unwholesome living conditions for residents. The need to assess light and air is the foundation of many of the building and zoning codes that currently regulate our built environment. Without access to fresh air, people can develop respiratory illnesses and diseases have a higher likelihood of spreading amongst residents.
- Hard-wired Smoke Detectors (\$126,000): Well functioning smoke detectors are one of the best and most important safety elements in any home. Hard wired smoke detectors are very important in multi-family housing buildings. In general, they have a signal wire connected between multiple detectors that allows them to communicate to each other when there is smoke. This means that if there is a fire in one unit, smoke detector in adjacent units will go off. This gives all residents sufficient time to evacuate in case of fire.
- Hot water heaters (\$285,600): The average life of a residential water heater is 10 years and failing hot water heaters pose a threat to occupants and the buildings they inhabit. Poorly maintained or failing heaters can explode, spray hot water from a ruptured tank and dissolve

the drywall around it. In less catastrophic ways, they can also begin to leak. Leaking heaters can cause mold and mildew, which is a detriment to human health while ruining flooring and drywall.

The above listed elements are only some of the many improvements necessary to ensure the building meets standards while addressing dilapidation and obsolete conditions. The magnitude of these costs indicate that such improvement are not minor, but will involve substantial work.

5.2.d. Conclusions

The character of the violations identified by DCA, the list of capital improvements identified by the property owner, and a detailed analysis of photographs taken of the units and the building indicates that substantial work must be done to improve ceilings, fix walls, rehabilitate bathrooms and fix kitchens so that they meet basic living standards. The fact that these issues persisted from 2010 through 2012 indicates that neglect will likely continue to pose a treat to the wholesome living conditions of occupants. In totality these violations demonstrate that the Mullica West Apartments are substandard, dilapidated, and obsolescent and thus meet statutory Criterion A for being designated in Need of Redevelopment.

5.3. Block 52, Lot 9

In a correspondence dated March 20, 2014, the contract purchaser, Ron Rukenstein, detailed a number of issues related with the buildings on Lot 9. That correspondence can be found in Appendix F - Rukenstein Correspondence.

5.3.a. Shed and Garage

According to that report, there exists both a shed and garage that are clearly in disrepair and have outlived their useful life. These structures are of insufficient size for today's standards and based on condition and obsolescence would be best suited for demolition.

Based on images provided in that report (Figure 3), it is clear to see that the shed has substantial structural damage, with the roof bowing in at the top. In addition, the roof has signs of heavy molding. The structure has clearly not been maintained for years and is unsafe to use for its intended purpose.

Pictures of the garage show a similar condition. The roof shows significant signs of rust and lack of maintenance. The gutters are clearly falling off of the structure and the rust indicate the building is not waterproof. As a result, the garage is likely to have serious mold and water issues that could impact the structural integrity of the building. These clearly demonstrate that the building is substandard and dilapidated.

Additionally, the garage does not have doors. Any modern garage would have some means of preventing unauthorized users from accessing the structure. Combined with the rusted roofing and possible structural issues, it is clear that the garage should be considered obsolete for the purposes it was intended to serve.

5.3.b. On-Site House

Mr. Rukenstein's report also notes that the single family home on the property maintains substandard and unsanitary conditions. There are several areas where water leaks remain evident on the ceilings. Furthermore the foundation and mortar joints are in disrepair. Leaks in the ceiling indicate that

the roof may be compromised. This water damage is likely to have produced mold and possibly structural damage to the building. In either case, the structure is likely to be an unhealthy living condition for the resident.

It should also be noted that leaking water can be a fire hazard if the problem allows water to get into areas where there is electrical equipment. The image provided by Mr. Rukenstein shows a room that is cluttered with highly combustible materials. The house is wood framed. Combined this evidence indicates that there may be a substantial fire risk which poses a serious treat to the health and safety of both the resident and neighbors.

5.3.c. Conclusions

The above analysis indicates that the shed, garage, and home have deteriorated significantly and that the owner has, for some time, not undertaken the maintenance to properly address these issues. The result is that all buildings on site meet the statutory criteria for being unsafe and/or dilapidated. In addition, this analysis concludes that the garage and shed are sufficiently outdated in their design and construction as to be considered obsolete for the purposes they are intended to serve.

Figure 3. Images of Block 52, Lot 9



Top left: Shed
Top Right: Garage
Left: House

Appendix A - Ordinance

RESOLUTION NO. 082-2014

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER LOTS 8 AND 9 IN BLOCK 52 ON THE
OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFY AS AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 52, Lots 8 and 9) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condernnation Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Blocks 52, Lots 8 and 9 qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to directs its Joint Land Use Board to conduct such an investigation regarding said area/property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Harrison, County of Gloucester and State of New Jersey as follows:

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 52, Lots 8 and 9 is a "Non-Condernnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

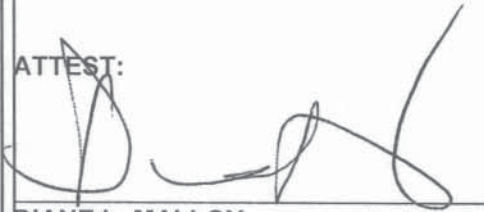
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on March 5, 2014.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

ATTEST:




DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
Clowney	✓			
Diggon	✓			
Heim	✓			
Shearer				✓

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on March 5, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk

Appendix B - Lot Consolidation

**GLOUCESTER COUNTY
OFFICE OF ASSESSMENT**



FREEHOLDER DIRECTOR
Robert M. Damminger

June 12, 2103



Ron Rukenstein, PP, AICP
Rukenstein & Associates, LLC
PO Box #1
Titusville, NJ 08560

**RE: Block 52, Lot 8
Mullica West LTD
58 Woodstown Rd, Harrison Twp, NJ**

COUNTY ASSESSOR
Robyn Glocker-Hammond

Dear Mr. Rukenstein,

I understand that you are applying for a tax credit and trying to obtain proof from the Assessor's Office that Lots 8.01, 8.02 and 11.01 were consolidated with Lot 8 for tax year 2013.

Clayton Complex, Bldg. A
1200 N. Delsea Drive
Clayton, NJ 08312

Please allow this letter to confirm that Lots 8.01, 8.02 and 11.01 were removed from the tax list and that only Lot 8 is receiving a 2013 tax bill. Additionally, I have enclosed a copy of the updated tax map reflecting the consolidation.

Phone 856-307-6445
Fax 856-307-6447

Should you require any further assistance, please don't hesitate to contact my office.

Sincerely,

www.gloucestercountynj.gov

Robyn Glocker-Hammond, County Assessor
Gloucester County Office of Assessment

New Jersey Relay Service-711
Gloucester County Relay Service
(TTY/TTD)- (856)848-6616

Enclosure (Tax Map)
Cc: J. Timothy Kernan, PD, PP, CME

/rlh

COMMUNICATIONS WITH HARRISON TWP CONCERNING LV+
Consolidation.

Ron Rukenstein

From: Tim Kernan <tkernan@kernaneng.com>
Sent: Tuesday, June 11, 2013 8:07 AM
To: Ron Rukenstein
Cc: jbibeau@tcpcontrol.com; Jack Plackter; Scohen45@aol.com; Michelle Young
Subject: Fwd: Mullica West Lot Consolidation
Attachments: GC TAX ASSESSOR CONSOLIDATION OF LOTS.pdf; ATT00001.htm

See below and attached

Sent from my iPhone

Begin forwarded message:

From: "Susanne Rhudy" <srhudy@harrisontwp.us>
Date: June 11, 2013, 8:04:47 AM EDT
To: "Tim Kernan" <tkernan@kernaneng.com>
Subject: RE: Mullica West Lot Consolidation

Tim,

The lot consolidation was done unbeknownst to the township. I noticed it on our tax maps.

Attached is a document UCB's attorney got from the tax assessor. It does not show the date of consolidation.

Susanne H. Rhudy
Land Use Administrator/Joint Land Use Board Secretary
Municipal Housing Liaison
Township of Harrison
114 Bridgeton Pike
Mullica Hill, NJ 08062
(856)478-6522
(856)478-6287 fax
srhudy@harrisontwp.us

From: Tim Kernan [<mailto:tkernan@kernaneng.com>]
Sent: Monday, June 10, 2013 9:23 PM
To: Susanne Rhudy
Subject: Fwd: Mullica West Lot Consolidation

Hi is there anything you could gather from the tax office in this regard? Any help would be appreciated.

Thanks, Tim

Sent from my iPad

Begin forwarded message:

Appendix C - Property Owner Inspection

STEVEN ▫ S ▫ COHEN
▫ ARCHITECT ▫ P.C. ▫

Capital Needs Assessment
Mullica West Apartments, Mullica Hill, NJ
Performed by Steven S. Cohen Architects

11. Annual Inspection Reports performed by Mullica West Apartments

MULLICA WEST

2010 Annual Unit Inspection

UNIT #	REPAIR DESCRIPTION	W.O. #	COMPLETION DATE
102	Kitchen: Replace drip pans Repair drawer face Bathrm: Caulk tub	3368-1 3369-1 3369-2	
104	Kitchen: Replace drip pans	3533-1	
107	Living Area: Replace carpet-original	2276-2	
109	Kitchen: Replace drip pans Bathrm: Caulk	3371-1 3371-2	
110	Bathrm: Replace pump fill valve	3372-1	

UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
111	Kitchen: Replace drip pans Glue molding along wall	3373-1 3373-2	
112	Kitchen: Replace drip pans Bathroom: Caulk tub Check noise in exhaust fan	3374-1 3375-1 3375-2	

113	Kitchen: Repair sink drip	3376-1	
114	Bathrm: Tub faucet leak	3378-1	
115	Kitchen: Replace faucet handle Replace refrigerator crisper	3379-1 3379-2	
116	Kitchen: Replace faucet Replace drip pans	3380-1 3380-2	
UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
117	Kitchen: Replace faucet	3385-1	
120	Bathrm: Caulk tub Check noise in exhaust fan LvgRm: Adjust bi-fold doors	3408-1 3409-1	
122	Kitchen: Faucet leaks Replace refrigerator crisper Bathrm: Replace sink	3411-1 3411-2 3411-3	
123	Kitchen: Replace faucet Bathrm: Resurface tub Bedrm #2: Bi-fold door off track	3412-3	
124	Bathrm: Resurface and caulk tub	3413-1	

MULLICA WEST

2010 Annual Unit Inspection

UNIT #	REPAIR DESCRIPTION	W.O. #	COMPLETION DATE
201	Kitchen: Replace drip pans	3534-1	
203	Kitchen: Replace faucet stem	3386-1	
204	Kitchen: Replace drip pans Bathrm: Check toilet tank	3535-1 3387-1	
205	Kitchen: Faucet leaks	3388-1	
206	Kitchen: Faucet leaks	3392-1	

UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
209	Bedrm #1: Replace closed light fixture Replace window treatment	3393-1 3391-1	
211	Bathroom: Caulk tub Bedrm: Replace window treatment Lvg Area: Replace detector Replace handrail bracket and patch hole	3394-1 3395-1 3396-1 3397-1	
212	Lvg Area: Replace battery	3398-1	

213	Kitchen: Replace drip pans Replace crisper and shelf bar	3400-1 3399-1	
214	Bathrm: Resurface and caulk tub Bedrm #1: Bi-fold door off track Entrance Dr: Replace door bell	3401-1 3107-1 3402-1	
218	Kitchen: Replace crisper Repair drawer face Bathrm: Resurface tub	3404-1 3405-1 3406-1	
UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
219	Kitchen: Faucet leaks	3407-1	

MULLICA WEST

2010 Annual Unit Inspection

300 Building

Date: August 5, 2009

Updated: 2/8/08

UNIT #	REPAIR DESCRIPTION	W. O. #	COMPLETION DATE
301	Kitchen: Replace drip pans Bathrm: Caulk tub Lvg Rm: Adj. Bifold door	3602-1 2369-1 3603-1	
302	Bathrm: Resurface tub Bedroom #1: Replace window treatments	3604-1 3605-1	
304	Kitchen: Replace handle on refrigerator Closet Dr: Repair door and paint trim	3607-1 3608-1	
305	Shed Door: Replace brick molding	3609-1	
307	Hallway: Adjust Bi-fold Door Breaker Box: Add spacer	3610-1 3611-1	

UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
308	Kitchen: Replace drip pans Sink faucet leaks Bathrm: Tub-caulk Living Rm: Replace window treatments Bedroom: Replace window treatments	3599-1 3601-1 3612-1 3598-1 3598-1	

309	Living Rm: Adjust Bi-fold doors	3613-1	
310	Bathroom: Replace sink	3614-1	
314	Kitchen: Replace crisper Bathroom: Caulk tub Bedroom # 1: Replace closet door handle Bedroom # 2: Replace screen	3615-1 3617-1 3618-1 3620-1	
315	Bathroom: Caulk tub	3621-1	
316	Bathrm: caulk tub	2405-1	
UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
318	H/W/H: Replace	2385-2	
319	Kitchen: Exhaust fan hitting filter	2386-1	
320	Bathrm: Caulk tub Spackle and paint ceiling	2387-2 2387-1	
321	Bathroom: Caulk tub H/W/H: Replace	2388-1 2388-1	

322	Kitchen: Replace exhaust fan filter Bathrm: Caulk tub	3622-1 2389-3	
323	Bathroom: Caulk & Resurface	2390-2 2409-2	

MULLICA WEST

2010 Annual Unit Inspection

UNIT #	REPAIR DESCRIPTION	W. O. #	COMPLETION DATE
324	Kitchen: Replace front right burner Lvg Rm: Adjust bi-fold door	3623-1	
302	Bathrm: Caulk tub Lvg Rm: Closet ceiling bowed	2370-1	
303	Hall Closet: Replace H/W heater	2371-1	
304	Bathrm: Replace faucet stem	2372-1	
305	Hallway: Replace compression fitting on H/W heater	2379-1	

UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
306	Kitchen: Replace floor Drain leaks Bathrm: Sink drain runs slow Tub-caulk	2374-1 2374-2 2374-3 2374-4	

307	Kitchen: Repair top drawer next to refrigerator Breaker Box: Needs 1 spacer H/W Heater: Replace	2376-1 2376-2 2376-3	
308	H/W Heater: Replace, leaking	2378-1	
309	Kitchen: faucet leaks Bathrm: replace sink caulk tub Lvg RM: adjust bi-fold doors Breaker Box: install spacer Bedrm: cluttered	2377-1 2377-2 2377-3 2377-4 2377-5 2377-6	
310	Kitchen: re-tile floor Bathrm: replace sink Entrance: re-attach chain	2378-1 2378-2 2378-3	
311	Bathrm: replace sink caulk tub Bedrms: holes in screen replace screen	2379-1 2379-2 2379-3	
UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
312	Bathrm: caulk tub Lvgrm: replace closet door knob Entrance: repair storm door screen	2380-1 2380-2 2380-3	
313	Kitchen: Replace Faucet repair sink drawer face Bathrm: ceiling water stains replace sink replace exhaust fan Closets: cluttered Cluttered	2381-1 2381-2 2381-3 2381-4 2381-5 2381-6 2381-7	

314	Kitchen: replace faucet stem replace cabinet door Bathrm: caulk tub Lvgrm: closet door removed Bedrm 1: replace closet knob replace shades Bedrm 2: replace closet door pin replace shades	2382-1 2382-2 2382-3 2382-4 2382-5 2382-6 2382-7 2382-8	
315	Breaker Box: needs spacer	2383-1	
316	Kitchen: replace faucet Bathrm: caulk tub tub drain backs up Shed: gas can	2404-1 2406-1 2407-1 2408-1	completed
318	Kitchen: replace light switch H/W Heater: replace	2386-1	

2010 Annual Unit Inspection Report - MULLICA WEST

Date AUI Completed:12/1/2010

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
500	501	Replace drip pans	Mar-11		4103-1
500	502	Replace BR threshold	Mar-11		4104-1
500	502	Replace BR sink	Mar-11		4105-1
500	503	Inspect kitchen sink drain	Mar-11		4106-1
500	504	Replace drip pans	Mar-11		4107-1
500	504	Low water pressure	Mar-11		4108-1
500	504	Toilet runs	Mar-11		4109-1
500	504	Hot water heater closet blocked	Mar-11		4110-1
500	505	Replace drip pans	Mar-11		4111-1
500	506	Replace rusted BR sink	Mar-11		4112-1
500	506	Caulk tub	Mar-11		4113-1
500	506	BR light cover fell off	Mar-11		4114-1
500	506	Replace window treatments in both Bedrm/Livrm	Mar-11		4115-1
500	506	Adjust bi-fold in livrm	Mar-11		4116-1
500	506	Hallway light cover fell off	Mar-11		4117-1
500	506	Exterior light globe missing	Mar-11		4118-1
500	509	Replace drip pans	Mar-11		4119-1
500	509	Ceiling peeling/leaking	Mar-11		4120-1
500	509	Sink leaking	Mar-11		4121-1
500	509	Repair light switch	Mar-11		4122-1
500	509	Replace blinds in both Bedrm/Livrm	Mar-11		4123-1
500	511	Replace blinds in all three rooms bedrm #1 & #2, livrm	Mar-11		4124-1
500	511	Window in bedrm #1 leaks water	Mar-11		4125-1
500	511	Replace drip pans	Mar-11		4126-1
500	512	Caulk tub	Mar-11		4127-1
500	512	Adjust bi-fold in bedrm #2	Mar-11		4128-1
500	513	Replace drip pans	Mar-11		4129-1
500	513	Bathroom ceiling paint chipping	Mar-11		4130-1
500	513	Adjust closet door in livrm	Mar-11		4131-1
500	514	Repair kitchen floor tile	Mar-11		4132-1
500	514	Replace drip pans	Mar-11		4133-1
500	514	Range burner not working	Mar-11		4134-1
500	514	Repair bathroom floor tile	Mar-11		4135-1
500	514	Replace rusted BR sink	Mar-11		4136-1

500	514	Adjust bedrm #1 closet door	Mar-11	4137-1
500	514	Remove soffit bottom of steps	Mar-11	4138-1
500	515	Replace drip pans	Mar-11	4139-1
500	515	Replace livrm blinds	Mar-11	4140-1
500	515	Adjust hall coset door	Mar-11	4141-1
500	516	Caulk tub	Mar-11	4142-1
500	516	Adjust livrm closet door	Mar-11	4143-1
500	516	Replace outlet cover	Mar-11	4152-1
500	517	Replace drip pans	Mar-11	4144-1
500	517	Paint bathroom ceiling	Mar-11	4145-1
500	518	Replace drip pans	Mar-11	4146-1
500	518	Replace blinds in both livrm /bedrm	Mar-11	4147-1
500	518	Replace edelectrical cover	Mar-11	4152-1
500	519	Replace drip pans	Mar-11	4148-1
500	519	Caulk tub	Mar-11	4149-1
500	519	Replace blinds in bedrm	Mar-11	4150-1
500	519	Adjust hall closet door	Mar-11	4151-1
500	520	Bathroom exhaust fan is noisy	Mar-11	4153-1
500	520	Adjust hall closet door	Mar-11	4154-1
500	522	Replace drip pans	Mar-11	4156-1
500	522	Bathroom walls are peeling	Mar-11	4157-1
500	522	Toilet leaking	Mar-11	4158-1
500	522	Replace rusted BR sink	Mar-11	4159-1
500	522	Caulk tub	Mar-11	4155-1
500	522	Replace shower head	Mar-11	4160-1
500	524	Replace drip pans	Mar-11	4161-1
500	524	Replace BR sink	Mar-11	4162-1
500	524	Replace shwer surround/ caulk	Mar-11	4163-1

MULLICA WEST

2010 Annual Unit Inspection

600 Building I

Date: 10-15-2010

UNIT #	REPAIR DESCRIPTION	W. O. #	COMPLETION DATE
601	Bathrm: Resurface Tub Bedroom: Paint vent on ceiling Exterior: Door Bell	3888-1 3889-1 3890-1	
602	Living Area: Replace blinds in Lv. Rm, Bedrm Bathrm.: resurface tub Stairs: hole in wall	3891-1 3892-1 3894-1	
603	Kitchen: Replace drip pans Living Area: Replace blinds in Lv. Room, Bedroom Storage Rm: patch around breaker box	3895-1 3896-1 3897-1	
604	Kitchen: replace drip pans Bathroom: caulk tub Living Rm: interior door off track	3898-1 3899-1 3900-1	
605	Bathrm: replace sink Living area: interior door off track	3981-1 3982-1	

UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
606	Bathrm: replace sink, resurface tub	3903-1 3904-1	

607	Bathrm: replace surround Storage rm: close space around breaker box	3905-1 3906-1	
608	Exterior: Paint trim	3907-1	
609	Kitchen: replace ventilation fan Bathrm: resurface tub Living area: door off track, all knobs are loose	3908-1 3910-1 3911-1	
611	Kitchen: replace stem Bathrm: resurface tub Bedrm: paint and repair wall Replace knobs on closet doors	3913-1 3916-1 3918-1 3919-1	
612	Kitchen: replace stem Bedrm: tighten knob on both bedroom doors Bedrm: replace blinds in both bedrooms	3920-1 3924-1 3925-1	
UNIT #	REPAIRS DESCRIPTION	W.O. #	COMPLETION DATE
613	Kitchen: replace drip pans Bathroom: replace aerator on sink Living Rm: replace blinds in both windows	3926-1 3927-1 3929-1	
614	Kitchen: replace ventilation fan Bathroom: caulk tub	3930-1 3931-1	
615	Kitchen: caulk/seal counter top Kitchen: sink needs aerator Bathrm: caulk tub Bedrm: replace blind	3934-1 3935-1 3936-1 3937-1	
616	Bathrm: resurface tub drywall ceiling Living area: interior door; replace with proper size	3939-1 3940-1 3941-1	
617			

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MULLICA WEST

2010 Annual Unit Inspection

600 Building II

Date: 10-15-2010

UNIT #	REPAIR DESCRIPTION	W. O. #	COMPLETION DATE
619	Kitchen: drywall damage Living Rm: replace damaged drywall around ceiling vent Living area: stairway upper wall has hole	3944-1 3946-1 3947-1	
620	Kitchen: replace tile floor Bathrm: wall has holes from towel bar Living area: Livrm and hall closet off track	3948-1 3949-1 3950-1	
621	Bedroom: replace closet light Living area: replace blinds in both livrm and bedrm	3951-1 3952-1	

MULLICA WEST

2009 Annual Unit Inspection

600 Building III

Date: 11/23/09

UNIT #	REPAIR DESCRIPTION	W. O. #	COMPLETION DATE
622	Kitchen: replace exhaust fan Bathrm: replace drain Tub faucet hard to turn on	3954-1 3956-1 3955-1	
623	vacant		
624	Bathroom: ventilation fan is hanging Living Rm: wall is damaged Bedroom: replace blinds and screens in both bedrooms	3957-1 3960-1 3961-1	

2010 Annual Unit Inspection Report - MULLICA WEST

Date AUI Completed:12/11/2010

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
700	701	Replace drip pans	Mar-11		4169-1
700	701	Replace Livrm shades	Mar-11		4170-1
700	701	Adjust closet door	Mar-11		4171-1
700	702	Replace drip pans	Mar-11		4172-1
700	702	Sink is lifted	Mar-11		4173-1
700	706	Contertop has burn marks	Mar-11		4174-1
700	707	Replace drip pans	Mar-11		4175-1
700	707	Replace Livrm shades	Mar-11		4176-1
700	708	Replace drip pans	Mar-11		4177-1
700	709	Replace BR sink	Mar-11		4178-1
700	710	Adjust closet door	Mar-11		4179-1
700	710	Lock are loose	Mar-11		4180-1
700	711	Replace drip pans	Mar-11		4184-1
700	711	Repair hole in ceiling	Mar-11		4185-1
700	712	Kitchen faucet leaks	Mar-11		4186-1
700	712	Bathrm sink leaks	Mar-11		4187-1
700	713	Adjust kitch drawer	Mar-11		4188-1
700	713	Replace Kitch floor	Mar-11		4189-1
700	713	Replace drip pans	Mar-11		4190-1
700	713	Replace kitch countertop	Mar-11		4191-1
700	713	Replace kitch light fixture	Mar-11		4192-1
700	713	Replace bathrm light fixture	Mar-11		4193-1
700	713	Replace dining rm light fixture	Mar-11		4194-1
700	713	Repair screens in livrm and bedrm #2	Mar-11		4195-1
700	713	Replace blinds in bedrm #1	Mar-11		4196-1
700	713	Replace hall light fixture	Mar-11		4197-1
700	714	Replace drip pans	Mar-11		4198-1
700	714	Adjust closet door in bedrm #2	Mar-11		4199-1
700	716	Replace b lind in livrm	Mar-11		4200-1
700	717	Replace drip pans	Mar-11		4201-1
700	718	Caulk tub	Mar-11		4202-1
700	719	Caulk tub	Mar-11		4203-1
700	720	Adjust exterior light fixture	Mar-11		4204-1
700	721	Replace drip pans	Mar-11		4205-1

700	722	Replace drip pans		Mar-11	4206-1
700	724	Replace drip pans		Mar-11	4207-1
700	724	Replace blinds in bedrm #1		Mar-11	4208-1

MULLICA WEST APARTMENTS

2010 ANNUAL UNIT INSPECTION SCHEDULE

<u>May 2010</u>	Building One and Two
<u>June 2010</u>	Building Three and Four
<u>July 2010</u>	Building Five and Six
<u>August 2010</u>	Building Seven

Date AUI Completed: 6-16-2011

file:///C:/Users/Property Manager/Documents/AIP Summary: 2011 BY DC 100 L...

2011 Annual Unit Inspection Report - PROPERTY NAME

Date AUI Completed:

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
200	201	FAUCAT AND DRAIN LEAKS	Mar-12		5132-1
200	201	REPAIR CLOSET KNOB	Mar-12		5133-1
200	201	REPLACE BLINDS IN BOTH BEDROOMS	Mar-12		5133-2
200	202	REPLACE DRIP PANS	Mar-12		5134-1
200	202	CAULK TUB	Mar-12		5134-2
200	202	BR 2 ADJUST BIFOLD DOOR	Mar-12		5134-3
200	203	CAULK TUB	Mar-12		5135-1
200	203	RREPAIR ENTRANCE DOOR KNOB	Mar-12		5135-2
200	205	REPLACE RANGE HOOD EXHAUST FAN	Mar-11		5136-1
200	205	REPLACE HALL LIGHT FIXTURE COVER	Mar-12		5136-2
200	206	REPAIR KITCHEN FAUCET	Mar-12		5137-1
200	206	CAULK TUB	Mar-12		5137-2
200	207	REPLACE FRIG BULB	Mar-12		5138-1
200	207	REPLACE SINK AND FAUCET	Mar-12		5138-2
200	207	CAULK TUB	Mar-12		5138-3
200	207	REPLACE LIVRM BLIND	Mar-12		5138-4
200	209	REPAIR RANGE HOOD LIGHT	Mar-12		5139-1
200	209	REPLACE BATHROOM SINK	Mar-12		5139-2
200	209	REPAIR BEDROOM CLOSET DOOR	Mar-12		5139-3
200	209	REPAIR ENTRANCE DOOR KNOB	Mar-12		5139-4
200	210	REPAIR KITCHEN FAUCET	Mar-12		5140-1
200	211	REPAIR KITCHEN DRAWER	Mar-12		5141-1
200	211	CAULK TUB	Mar-12		5141-2
200	211	ADJUST BEDROOM 2 BIFOLD DOOR	Mar-12		5141-3
200	212	CAULK TUB	Mar-12		5142-1
200	213	ADJUST LIVROOM BIFOLD DOOR	Mar-12		5143-1
200	213	REPLACE EXTERIOR DOOR WEATHER STRIP	Mar-12		5143-2
200	214	REPAIR HOLE ON STAIRWAY WALL	Mar-12		5144-1
200	214	REPAIR HALL CLOSET DOOR KNOB	Mar-12		5144-2
200	215	REPAIR HALL CLOSET DOOR KNOB	Mar-12		5145-1
200	215	REPLACE DOOR BELL	Mar-12		5145-2
200	216	ADJUST HALL BIFOLD DOOR	Mar-12		5146-1
200	217	REPLACE BATHROOM SINK	Mar-12		5147-1
200	217	REPAIR LIVROOM BIFOLD DOOR	Mar-12		5147-2

200	217	REPLACE HOT WATER HEATER	Mar-12	5147-3
200	217	REPAIR HALL CLOSET DOOR KNOB	Mar-12	5147-4
200	218	CAULK TUB	Mar-12	5148-1
200	218	SHAMPOO CARPETING	Mar-12	5148-2
200	218	REPAIR HALL CLOSET DOOR KNOB	Mar-12	5148-3
200	221	REPAIR RANGE BURNER	Mar-12	5149-1
200	221	SHAMPOO CARPETING	Mar-12	5149-2
200	221	REPLACE BEDROOM BLIND	Mar-12	5149-3
200	222	REPAIR KITCHEN FAUCET	Mar-12	5150-1
200	223	REPLACE RANGE HOOD EXHAUST FAN	Mar-12	5151-1
200	223	REPAINT BATHROOM DOOR	Mar-12	5151-2
200	223	REPLACE BOTH BEDROOM BLINDS	Mar-12	5151-3
200	223	REPLACE STORAGE LIGHT STRING	Mar-12	5151-4
200	224	CAULK TUB	Mar-12	5152-1
200	224	PAINT CEILING STAINS	Mar-12	5152-2

2011 Annual Unit Inspection Report - PROPERTY NAME

Date AUI Completed: 8-9-2011

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
300	301	REPLACE DRIP PANS	Apr-11		5156-1
300	301	CAULK TUB	Apr-11		5157-1
300	301	REPAIR BRICK MOLDING	Apr-11		5157-2
300	303	REPAIR BACK LEFT RANGE BURNER	Apr-11		5158-1
300	303	REPLACE KITCHEN SINK DRAIN	Apr-11		5158-2
300	304	REPLACE RANGE HOOD BULB	Apr-11		5159-1
300	305	CAULK TUB	Apr-11		5160-1
300	307	REPAIR KITCHEN SINK DRAIN	Apr-11		5161-1
300	308	REPAIR DRAIN PIPE	Apr-11		5162-1
300	308	REPLACE COLD AIR RETURN VENT	Apr-11		5162-2
300	308	REPAIR BRICK MOLDING	Apr-11		5162-3
300	309	KITCHEN FAUCET LEAKS	Apr-11		5163-1
300	309	REPLACE WEATHER STRIP	Apr-11		5163-2
300	310	REPLACE LIGHT FIXTURE COVERS: KITCH. & HALL	Apr-11		5164-1
300	311	CAULK TUB	Apr-11		5181-1
300	311	REPLACE ALL BLINDS	Apr-11		5181-2
300	311	REPLACE EXTERIOR LIGHT FIXTURE	Apr-11		5181-3
300	311	REPLACE DOOR BELL	Apr-11		5181-4
300	312	CAULK TUB	Apr-11		5165-1
300	312	ADJUST LIV RM BIFOLD DOOR & REPAIR BDRM CLOSET KNOB	Apr-11		5165-2
300	314	REPLACE FRIG CRISPER SHELF	Apr-11		5166-2
300	314	REPLACE KITCHEN FAUCET CARTRIDGE	Apr-11		5166-4
300	314	RESURFACE TUB	Apr-11		5166-1
300	314	REPLACE ALL WINDOW SILLS	Apr-11		5166-3
300	314	REPLACE ALL BLINDS	Apr-11		5166-5
300	315	REPLACE KITCHEN SINK CARTRIDGE	Apr-11		5167-1
300	315	REPLACE STORAGE LIGHT FIXTURE STRING	Apr-11		5167-2
300	316	REPLACE RUBBER SEAL ON FRIG DOOR	Apr-11		5168-1
300	316	REPLACE DRIP PANS	Apr-11		5168-2
300	316	REPLACE KITCHEN LIGHT COVER	Apr-11		5168-3
300	316	RESURFACE TUB	Apr-11		5168-4
300	317	REPAIR KITCHEN FAUCET	Apr-11		5169-1
300	317	REPLACE RANGE HOOD LIGHT COVER	Apr-11		5169-2
300	317	ADJUST HALL CLOSET DOOR	Apr-11		5169-3

Date AUI Completed: 12-2-2011

Page 1 of 1

2011 Annual Unit Inspection Report - Mullica West

Date AUI Completed: 8/12/2011

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
400	412	REPLACE BATHROOM EXHAUST FAN	May-12		5212-1
400	412	PAINT BEDROOM WALLS	May-12		5212-2
400	412	REPLACE BEDROOM SILL	May-12		5212-3
400	413	RESURFACE TUB	May-12		5213-1
400	413	ADJUST LIVROOM BIFOLD DOOR	May-12		5213-2
400	413	ADJUST BEDROOM BIFOLD DOOR	May-12		5213-3
400	414	REPLACE ALL BLINDS	May-12		5214-1
400	414	ADJUST BEDROOM BIFOLD DOOR	May-12		5214-2
400	415	REPLACE DRIP PANS	May-12		5215-1
400	415	REPLACE CARTRIDGE KITCH SINK	May-12		5215-2
400	415	REPLACE TOILET	May-12		5215-3
400	415	REPLACE CARTRIDGE BATHRM SINK	May-12		5215-4
400	416	REPLACE CARTRIDGE BATHRM SINK	May-12		5218-1
400	416	RESURFACE TUB	May-12		5218-2
400	417	CAULK TUB	May-12		5219-1
400	417	REPLACE HOT WATER HEATER	May-12		5219-2
400	417	REPLACE BREAKER FOR DRYER	May-12		5219-3
400	417	WATER STAIN HALL CEILING	May-12		5219-4
400	418	REPLACE CARTRIDGE KITCH SINK	May-12		5220-1
400	418	REPLACE TOILET	May-12		5220-2
400	418	CAULK TUB	May-12		5220-3
400	418	REPLACE FOYER TILE	May-12		5220-4
400	419	REPLACE DRIP PANS	May-12		5221-1
400	419	CAULK TUB	May-12		5221-2
400	419	REPLACE ALL BLINDS	May-12		5221-3
400	419	REPLACE 2 SPACERS IN BREAKER BOX	May-12		5221-4
400	420	REPLACE DRIP PANS	May-12		5222-1
400	420	REPLACE BEDROOM BLINDS	May-12		5222-2
400	421	REPLACE RANGE HOOD LIGHT COVER	May-12		5224-1
400	421	ADJUST HALL BIFOLD DOORS	May-12		5224-2
400	421	REPAIR MOLD ON BATHROOM CEILING	May-12		5224-3
400	421	REPAIR HOLES ON BEDROOM CLOSET CEILING	May-12		5224-4
400	422	REPLACE FRIG CRISPER SHELF	May-12		5225-1
400	422	RESURFACE TUB	May-12		5225-2

2011 Annual Unit Inspection Report - Mullica West

Date AUI Completed: 8-16-2011

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
500	501	REPAIR ROCKING TOILET	Jun-12		5228-1
500	501	CAULK TUB	Jun-12		5228-2
500	501	REPLACE BATHRM EXHAUST FAN	Jun-12		5228-3
500	501	REPAIR BDRM #2 SCREEN	Jun-12		5228-4
500	502	REPLACE HOT WATER HEATER	Jun-12		5229-1
500	503	REPLACE KITCH SINK NUT	Jun-12		5230-1
500	503	REPLACE BATHRM SINK	Jun-12		5230-2
500	504	REPLACE DRIP PANS	Jun-12		5231-1
500	504	REPLACE TOILET	Jun-12		5231-2
500	505	REPLACE DRIP PANS	Jun-12		5232-1
500	505	REPAIR KITCH FAUCET	Jun-12		5231-2
500	505	REPAIR HALL BIFOLDS	Jun-12		5231-3
500	506	REPLACE ALL BLINDS	Jun-12		5233-1
500	506	REPAIR HALL BIFOLDS	Jun-12		5233-2
500	507	REPLACE KITCH FLOOR	Jun-12		5234-1
500	507	REPAIR BATHRM FAUCET	Jun-12		5234-2
500	507	REPAIR HALL BIFOLDS	Jun-12		5234-3
500	508	INSPECT KITCH PLUMBING	Jun-12		5235-1
500	509	REPAIR FAUCET	Jun-12		5236-1
500	509	CAULK TUB	Jun-12		5236-2
500	509	REPLACE BATHRM EXHAUST FAN	Jun-12		5236-3
500	513	REPLACE TOILET	Jun-12		5237-1
500	513	REPLACE BATHRM EXHAUST FAN	Jun-12		3237-2
500	513	ADJUST BEDRM #1 BIFOLD DOORS	Jun-12		5237-3
500	513	REPLACE ALL BLINDS	Jun-12		5237-4
500	513	REPAIR STORAGE DOOR MOLDING	Jun-12		5237-5
500	516	REPLACE DRIP PANS	Jun-12		5238-1
500	518	REPLACE DRIP PANS	Jun-12		5239-1
500	518	REPAIR KITCH FAUCET	Jun-12		5239-2
500	518	REPAIR TOILET	Jun-12		5239-3
500	518	ADJUST/REPAIR HALL CLOSET BIFOLDS AND HWH CLOSET KNOB	Jun-12		5239-4
500	519	REPLACE DRIP PANS	Jun-12		5240-1
500	520	REPLACE DRIP PANS	Jun-12		5241-1
500	521	ADJUST HALL BIFOLDS	Jun-12		5242-1

500	522	REPLACE ALL BLINDS	Jun-12	5243-1
500	523	REPLACE BATHRM SINK STOPPER	Jun-12	5244-1

2011 Annual Unit Inspection Report - MULLICA WEST

Date AUI Completed: 12-2-2011

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
600	601	CAULK TUB	Jun-12		5263-1
600	602	REPLACE KITCH FAUCET	Jun-12		5264-1
600	603	REPLACE BATHRM SINK	Jun-12		5265-1
600	603	REPLACE HOT WATER HEATER CLOSET DRYWALL	Jun-12		5265-2
600	603	REPLACE DOOR BELL	Jun-12		5265-3
600	604	REPLACE REFRIGERATOR	Jun-12		5266-1
600	604	REPLACE BATHRM SINK	Jun-12		5266-2
600	606	RE-TAPE CEILING DRYWALL	Jun-12		5267-1
600	607	REPLACE BATHRM SINK	Jun-12		5268-1
600	607	CAULK TUB	Jun-12		5282-1
600	612	ADJUST LIVRM CLOSET DOOR	Jun-12		5270-1
600	613	REPLACE RANGE HOOD FAN MOTOR	Jun-12		5271-1
600	613	REPAIR/PAINT BATHRM CEILING	Jun-12		5271-2
600	613	REPAIR TOILET	Jun-12		5271-3
600	613	REPLACE SOAP DISH	Jun-12		5271-4
600	613	ADJUST BEDRM #2 BIFOLD DOOR	Jun-12		5271-5
600	613	REPLACE SMOKE DETECTOR	Jun-12		5271-6
600	616	REPLACE CARTRIDGE BATHRM SINK	Jun-12		5272-1
600	616	REPLACE HALL LIGHT FIXTURE	Jun-12		5272-2
600	617	REPLACE HOT WATER HEATER RELIEF VALVE	Jun-12		5273-1
600	618	REPLACE CARTRIDGE BATHRM SINK	Jun-12		5274-1
600	618	REPLACE COVER BATHRM EXHAUST FAN	Jun-12		5274-2
600	618	HVAC/INSPECT CANDENSATE LINE	Jun-12		5274-3
600	619	REPAIR DRYWALL SOFFITMENT	Jun-12		5275-1
600	620	REPLACE KITCH FLOOR	Jun-12		5276-1
600	620	TIGHTEN TOILET	Jun-12		5276-2
600	620	REPLACE BEDRM CLOSET LIGHT STRING	Jun-12		5276-3
600	620	ADJUST LIVRM CLOSET DOOR	Jun-12		5276-4
600	620	REPLACE ENTRANCE DOOR KNOB	Jun-12		5276-5
600	621	INSPECT UNDER KITCH SINK CABINET (ODOR)	Jun-12		5277-1
600	621	REPLACE RANGE HOOD FAN MOTOR	Jun-12		5277-2
600	621	REPLACE ? RINNET	Jun-12		5277-3
600	622	REPLACE FRIG. CRISPER SHELF	Jun-12		5278-1
600	622	REPLACE CARTRIDGE BATHRM SINK	Jun-12		5278-2

2011 Annual Unit Inspection Report - MULLICA WEST

Date AUI Completed: 12-5-2011

Bldg #	Apt. #	Comments	Target Completion Date	Completion Date	W.O. #
700	702	FIX NAIL POPS	Jul-12		5285-1
700	702	CAULK BACKSPLASH	Jul-12		5285-2
700	702	ADJUST BOTH BEDROOM BIFOLD DOORS	Jul-12		5285-3
700	703	HOT WATER HEATER PIPE LEAKING	Jul-12		5286-1
700	704	CAULK BATHROOM	Jul-12		5287-1
700	705	REPLACE CRISPER SHELF	Jul-12		5288-1
700	705	BATHRM CEILING VENT MISSING	Jul-12		5308-1
700	706	REPLACE CARTRIDGE BATHRM SINK	Jul-12		5290-1
700	706	REPAIR KITH DRAWER	Jul-12		5290-2
700	706	REPLACE RANGE HOOD LENS	Jul-12		5290-3
700	706	REPAIR KNOB HALL CLOSET	Jul-12		5290-4
700	706	REPLACE ENTRANCE DOOR TRIM	Jul-12		5290-5
700	708	REPAIR KITH WALL	Jul-12		5291-1
700	709	REPAIR BATHRM SINK	Jul-12		5292-1
700	711	CAULK TUB	Jul-12		5293-1
700	712	REPLACE BTHRM EXHAUST FAN	Jul-12		5294-1
700	712	REPAIR BEDRM DOOR KNOB	Jul-12		5296-1
700	712	REPAIR BEDRM CEILING VENT	Jul-12		5296-2
700	714	REPLACE KITH FAUCET	Jul-12		5301-1
700	714	REPLACE HOT WATER HEATER	Jul-12		5301-2
700	714	REPLACE SMOKE DETECTOR BATTERY	Jul-12		5301-3
700	715	RANGE NEEDS DRIP PANS	Jul-12		5302-1
700	718	REPAIR BREAKER BOX DOOR	Jul-12		5303-1
700	719	KITH FLOOR DAMAGED	Jul-12		5304-1
700	719	REPLACE CARTRIDGE KITH SINK	Jul-12		5304-2
700	719	REPAIR HALL CLOSET BIFOLD DOOR	Jul-12		5304-3
700	720	ADJUST HALL BIFOLD DOOR	Jul-12		5305-1
700	723	REPAIR BEDRM BIFOLD DOOR	Jul-12		5306-1
700	724	REPAIR KITH DRAWER	Jul-12		5307-1
700	724	REPLACE RANGE HOOD FILTER AND LENS	Jul-12		5307-2

Appendix D - DCA Report

STEVEN ▫ S ▫ COHEN
▫ ARCHITECT ▫ P.C. ▫

Capital Needs Assessment
Mullica West Apartments, Mullica Hill, NJ
Performed by Steven S. Cohen Architects

15. DCA Reports

NJ DCA INSPECTION
MULLICA WEST

DCA
Report
2012

Inspection Date: August 8, 2012

Completion Date:

Bldg/Unit	Violations	Date Completed	Work Order #
Building 1			
Unit 116	Bath-paint ceiling/wall		
Unit 117	Bath-paint ceiling/wall		
Unit 124	Bath-paint ceiling/wall		
	Bath-replace/repair tub		
	Kitchen-repair/replace floor covering,		
	Kitchen-repair bath/toilet room ventilation exhaust system to comply with min req for the exhausting of 50 cubic ft of air/minute	12/26/12	6102-1
	Living room-repair or replace electrical outlet	12/26/12	6102-1
Unit 106	Bath-repair/replace tub hardware		
Unit 110	Apt unit-paint entire dwelling unit <i>Schedule Paint 12-3-12</i>	12-5-12	6866-1
Unit 114	Apt unit-correct damage caused by occupant		
	Apt unit-paint entire dwelling unit		
Unit 118	Hall-replace s/d	8-8-2012	5991-1
Unit 119	Apt unit-replace floor covering		
	Bath-paint ceiling		
	Water heater room-provide hot water pressure relief discharge pipe within a maximum of 20 inches from floor	12-18-12	6094-1
Unit 121	Hall-replace or repair smoke detector	8-8-2012	5992-1
Unit 122	Bath-repair/replace bathroom toilet		
Building 2			
Unit 201	Hall-replace s/d	8-8-2012	5993-1
	Kitchen-repair faucet, leak repair	11-5-2012	5993-2
Unit 209	Apt unit-improve housekeeping		
Unit 213	Heat closet-storage, move 3 ft away from heat equip	8-31-2012	Resident
Unit 214	Bath-maintain plumbing fixtures in clean and sanitary condition		
Unit 216	Heat closet-storage, move 3 ft away from heat equip	9-20-2012	5827-1
Unit 218	Kitchen-repair/replace floor covering,		
Unit 202	Bed 2-repair/provide heating equipment vent		
	Bed 2-repair heating equipment to maintain good operating condition free of defects, corrosion and deterioration		
	Kitchen-repair stove, burners	11-27-2012	6058-1
Unit 210	Stairway-repair/provide railing		
Unit 212	Heater room-storage move 3ft away from heat equip		
Unit 218	Kitchen-repair/replace floor covering,		
Unit 219	Front door-repair/replace door, hardware		
Building 3			
Exterior	Repair leader to direct storm water away from building foundation walls		
Unit 301	Bath-paint ceiling		
Unit 305	Heat closet-reduce storage		
	Heat closet-storage, move 3 ft away from heat equip		
Unit 312	Dining room-repair or replace electrical switch	12-18-12	6095-1
Unit 316	Heater room-storage move 3ft away from heat equip		
	Heater room-reduce storage		
Unit 303	Hall-replace s/d	8-8-2012	6000-1
Unit 311	Apt unit-improve housekeeping		
Unit 314	Stairway-exits, provide unrestricted passage	10-12-2012	5868-1
Unit 315	Apt unit-continue rehab-vacant apt	8-10-2012	5618-1
Unit 319	Apt unit-continue rehab-vacant apt	9-20-2012	5724-1
Unit 320	Hall-replace s/d		

Apt 323	Apt unit-improve housekeeping	11-20-12	
Apt 323	Apt unit-remove debris, bulk items	11-20-12	Terminat
	Apt unit-eliminate storage area		
	Hall-replace s/d	8-8-2012	6001-1
	Stairway-exits, provide unrestricted passage	11-20-12	Terminat
Building 4			
Exterior	Repair leader to direct storm water away from building foundation walls		
Unit 404	Heat closet-provide access for inspection		
Unit 408	Kitchen-repair stove, burners	11-25-2012	6057-1
Unit 409	Hall-repair/replace closet	11-15-2012	5262-1
	Heater room-provide hot water pressure relief discharge pipe within a maximum of 20 inches from floor	11-28-2012	6054-1
	Living room-repair/replace closet	11-28-12	5262-1
Unit 413	Apt unit-replace floor covering		
	Bedroom-repair/replace door hardware <i>Replaced 3 doors</i>	12-11-12	6092-1 Door
Unit 417	Hall-replace/repair smoke detector	8-8-2012	6003-1
Unit 424	Bedroom 2-paint ceiling <i>11/30/12 prepping, not painted yet.</i>		6004-1
	Front door-repair/replace door, hardware	11-30-12	6004-1
	Hall-replace/repair smoke detector	8-8-2012	6004-1
	Hall-paint ceiling		
	Kitchen-repair/replace kitchen cabinets	11-29-12	6055-1
	Kitchen-repair stove, burners	11-28-12	6055-1
Unit 402	Bath-repair/replace floor covering	10-31-2012	5987-1
Unit 403	Stairway-handrail, provide 1.5 finger clearance		
Unit 406	Bath-repair bath/toilet room ventilation exhaust system to comply with min req for the exhausting of 50 cubic ft of air/minute	11-19-12	6005-1
	Hall-replace s/d	8-8-2012	6005-1
Unit 410	Front door-repair/replace door, hardware		
	Stairway-handrail, provide 1.5 finger clearance		
Unit 415	Kitchen-repair floor covering, trip hazard	12-26-12	6097-1
Unit 419	Front door-repair/replace door, hardware	12-18-12	6056-1
Building 5			
Exterior	Repair leader to direct storm water away from building foundation walls		
	Units 506,510,516 repair/replace sidewalk		
Unit 501	Bath-replace bath/toilet room ventilation exhaust system to comply with min req for the exhausting of 50 cubic ft of air/minute	11-29-2012	6062-1
	Bath-secure toilet, bath shakes	11-29-2012	6062-1
Unit 504	Heater room-reduce storage	11-1-2012	Res.
	Heater room-storage move 3ft away from heat equip	11-1-2012	Res.
Unit 505	Bedroom-paint ceiling/wall <i>Sked. paint 12-3-12</i>	11-3-12	5962-1
	Kitchen-repair/replace floor covering	10-23-2012	5962-1
Unit 513	Bath-repair bath/toilet room ventilation exhaust system to comply with min req for the exhausting of 50 cubic ft of air/minute	11-1-12	5988-1
	Bath-caulk/grout bathtub area	11-1-2012	5988-1
Unit 516	Bath-paint ceiling/wall		6006-1
	Hall-replace or repair smoke detector	8-8-2012	6006-1
	Heater room-reduce storage		6006-1
	Heater room-storage move 3ft away from heat equip		6006-1
Unit 524	Front door-repair/replace threshold plate	10-29-2012	5972-1
	Hall-replace or repair smoke detector	8-8-2012	5972-1
Unit 502	Apt unit-paint entire dwelling unit		6007-1
Unit 511	Apt unit-continue rehab-vacant apt <i>UNIT HAS BEEN OCC. SINCE 2/10/12</i>	2-10-2012	5057-1
Unit 514	Apt unit-correct damage caused by occupant	11-2-	5989-2
	Apt unit-paint entire dwelling unit <i>SENT LETTER</i>		5989-2
	Kitchen-repair/replace kitchen cabinets	10-16-2012	5989-3
	Kitchen-repair refrigerator leak	11-5-2012	5989-1
Unit 519	Apt unit-improve housekeeping		
	Bath-maintain plumbing fixtures in clean and sanitary condition		
Unit 522	Apt unit-repair/replace floor covering <i>NEED LETTER</i>	11-5-2012	5990-1
	Bath-repair toilet flush mechanism	8-15-2012	5990-1
	Kitchen-repair sink pipe leak	8-15-2012	5990-1

Building 6		8-15-2012	54004
Unit 601	Bath-repair or replace wash basin in bathroom		6008-1
Unit 604	Heater room-reduce storage	8-31-2012	5774-1
	Heater room-storage move 3ft away from heat equip	8-31-2012	5774-1
Unit 612	Bath-reglaze tub	10-5-2012	5929-1
	Bath-repair/replace faucet/basin		6010-1
	Kitchen-repair/replace refrigerator		6010-1
	Kitchen-repair/replace stove	10-25-2012	5960-1
Unit 613	Bath-reglaze tub	10-22-2012	6009-1
	Kitchen-repair/replace refrigerator	8-21-2012	5812-1
	Kitchen-repair defective parts in refrigerator	8-21-2012	5812-1
Unit 617	Kitchen-repair refrigerator leak		6011-1
Unit 620	Apt unit-improve housekeeping		
	Apt unit-remove illegal extension cords		
Unit 624	Bed 1 & 2-repair/replace door		6013-1
	Heater room-reduce storage		
	Heater room-storage move 3ft away from heat equip		
	Heater room-repair door		
Unit 607	Bath-correct damage caused by occupant		
	Bath-reglaze tub		6012-1
	Bath-repair/replace shower wall		6012-1
Unit 623	Bath-repair toilet flush mechanism		6013-1
Building 7			
Unit 703	Repair/replace sidewalk		
Unit 704	Bath-secure toilet, bath shakes	completed	
Unit 705	Front door-repair/replace threshold plate	12-19-12	6092-1
Unit 713	Bedroom rear-repair ceiling and locate source of leak	12-18-12	6056-1
	Bedroom rear-paint ceiling		
Unit 716	Apt unit-replace floor covering		
	Apt unit-paint entire dwelling unit		
Unit 717	Heater room-remove illegal extension cords		
Unit 724	Bath-repair wall and locate source of leak		
	Bath-paint ceiling		



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

INSPECTION

REPORT

AND

ORDERS OF THE
COMMISSIONER

PAGE NO. 1

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

APTS* 24
UNITS* 24
TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

SEP 27 2012

RECEIVED INSPECTOR* VERONICA S. WOOD

MULLICA WEST LTD C/O BART

CRM

MULLICA WEST CONDO

AXELROD

58 WOODSTOWN RD

36 S MAIN ST

HARRISON, NJ 08098

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 001 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	INSPECTION TYPE: CYCLICAL	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
-	NOTE: IF ANY VIOLATIONS ARE PRECEDED BY A 'P', 'M' OR 'L',			
-	REFER TO THE PERMIT INFORMATION AT THE END OF THE REPORT.			
-	ALL CODE CITATIONS ARE PRECEDED BY 5:10, EXCEPT THOSE			
-	BEGINNING WITH THE NUMBER 4/ WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES			
-	6-A AND 6-B OF N.J.A.C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR			
-	N.J.A.C 5:70 ET SEQ.			
1/2	UNIT: 116 CEILING/WALL PAINT	VSW BATH	8.2	
2/2	UNIT: 117 CEILING, PAINT	VSW FLOOR 1 BATH	8.2	
3/2	UNIT: 124 CEILING/WALL PAINT	VSW FLOOR 1 BATH	8.2	
4/2	Tub, replace/repair	BATH	21.1(A)	
5/2	Floor covering, repair/replace	KITCHEN	8.2	
CONTINUED PAGE 2				
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE				
OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD				

INSPECTION REPORT AND

PAGE NO. 2



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE* MD APTS* 24
UNITS*
TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

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MULLICA WEST LTD C/O BART

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36 S MAIN ST

PLEASANTVILLE

NJ 08232

MULLICA WEST CONDO

58 WOODSTOWN RD

HARRISON, NJ 08098

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 001 OF 007 BLDGS.

BUILDING 0808

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
6/2	M REPAIR BATH/TOILET ROOM VENTILATION EXHAUST SYSTEM TO COMPLY WITH MIN REQ FOR THE EXHAUSTING OF 50 CUBIC FT OF AIR/MINUTE.	6.3	
7/2	M REPAIR OR REPLACE ELECTRICAL OUTLET.	13.1(B)	
	UNIT: 106 VSW FLOOR 2		
8/2	Tub, hardware repair/replace	21.1(A)	
	UNIT: 110 VSW FLOOR 2		
9/2	L PAINT ENTIRE DWELLING UNIT.	8.2(C)	
	UNIT: 114 VSW FLOOR 2		
10/2	CORRECT DAMAGE CAUSED BY OCCUPANT.	5.5	
11/2	L PAINT ENTIRE DWELLING UNIT.	8.2(C)	
	UNIT: 118 VSW FLOOR 2		
12/2	S/D, REPLACE	4.9	
	UNIT: 119 VSW FLOOR 2		
13/2	Floor covering, replace	8.2	
14/2	CEILING, PAINT	8.2	
15/2	PROVIDE HOT WATER HEATER PRESSURE RELIEF DISCHARGE PIPE WITHIN A MAXIMUM OF 20 INCHES FROM FLOOR.	4.3(E)	
	WATER HTR RM		
CONTINUED PAGE 3			
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE			
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INSPECTION

PAGE NO. 3



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

**REPORT
AND**

REGISTRATION NO. 0808-10569-C

**ORDERS OF THE
COMMISSIONER**

DATE OF INSP. 08/08/2012

APTS* 24
UNITS*
TOTAL* 24

DATE ISSUED 09/20/2012

INSPECTOR* VERONICA S WOOD

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

BUILDING 0808

MULLICA WEST LTD C/O BART

MULLICA WEST CONDO

AXELROD

58 WOODSTOWN RD

36 S MAIN ST

HARRISON NJ 08098

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 001 OF 007 BLDGS.

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
16/2	UNIT: 121 REPLACE OR REPAIR SMOKE DETECTOR.	VSW FLOOR 2 HALL 4.9	
17/2	UNIT: 122 Toilet, bathroom, repair/replace	VSW FLOOR 2 BATH 21.1(A)	
	NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS: 113 115 123		
	NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: EXTERIOR AREAS COMMON AREAS 101 104 105 108 111 112 120 102 103 107 109		
	CONTINUED PAGE 4		
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE			
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INSPECTION REPORT AND

PAGE NO. 4



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE* MD

APTS* 24

UNITS*

TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

INSPECTOR* VERONICA S WOOD

MULLICA WEST LTD C/O BART

AXELROD

36 S MAIN ST

PLEASANTVILLE

NJ 08232

MULLICA WEST CONDO

58 WOODSTOWN RD

HARRISON, NJ 08098

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 001 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
	<p>'M' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.</p> <p>'L' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO CORRECT THE CITED VIOLATION(S). IN THE EVENT THAT THE VIOLATIONS ARE TO BE CORRECTED THROUGH LEAD ABATEMENT PURSUANT TO N.J.A.C. 5:17, A CERTIFIED LEAD ABATEMENT CONTRACTOR IS REQUIRED AND A CONSTRUCTION PERMIT MUST BE OBTAINED. COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED ITS REINSPECTION. DOCUMENTATION FOR WORK PERFORMED BY A CERTIFIED LEAD ABATEMENT CONTRACTOR MUST BE MADE AVAILABLE TO THE BUREAU UPON REQUEST.</p>		
	CONTINUED PAGE 5		
	"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE		
	OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD		

INSPECTION REPORT AND

PAGE NO. 5



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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BUILDING 0808

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LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
	<p>IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N. J. A. C. 5:10-6.6(g). UPON RE-INSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N. J. A. C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N. J. A. C. 5:10-8.2.</p> <p>YOU MAY CONTACT THE BUREAU'S LEAD UNIT AT (609) 777-2337 IF YOU REQUIRE ADDITIONAL INFORMATION.</p> <p>END VIOLATIONS.</p>		
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State of New Jersey
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BLDG. NO. 002 OF 007 BLDGS.

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LINE #	INSPECTION TYPE: CYCLICAL	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
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-	ALL CODE CITATIONS ARE PRECEDED BY 5:10, EXCEPT THOSE BEGINNING WITH THE NUMBER 4, WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES 6-A AND 6-B OF N. J. A. C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION AT ALL TIMES PURSUANT TO N. J. A. C. 5:10-1.6 AND/OR N. J. A. C. 5:70 ET SEQ.			
1/2	UNIT: 201	VSU	LOCATION	
2/2	S/D, REPLACE		HALL	4.9
	Faucet, leak repair		KITCHEN	21.1(E)
3/2	UNIT: 209	VSU	FLOOR 1	
	Housekeeping, improve		APT UNIT	5.4
4/2	UNIT: 213	VSU	FLOOR 1	
	Storage move 3ft away of Heat equip.		HEAT CLOSET	6.1
CONTINUED PAGE 2				
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State of New Jersey
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BUILDING 0808

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HARRISON, NJ 08098

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
5/2	UNIT: 214 MAINTAIN PLUMBING FIXTURES IN CLEAN AND SANITARY CONDITION	VSW FLOOR 1 BATH 5.4	
6/2	UNIT: 216 Storage move 3ft away of Heat equip.	VSW FLOOR 1 HEAT CLOSET 6.1	
7/2	UNIT: 218 Floor covering, repair/replace	VSW FLOOR 1 KITCHEN 8.2	
8/2	UNIT: 202 Heating-equipment, vent, repair/provide	VSW FLOOR 2 BED 2 14.3	
9/2	REPAIR HEATING EQUIPMENT TO MAINTAIN GOOD OPERATING CONDITION, FREE OF DEFECTS, CORROSION AND DETERIORATION.	BEDROOM 2 14.3	
10/2	Stove, burners, repair	KITCHEN 20.1(A)	
11/2	UNIT: 210 Railing, repair/provide	VSW FLOOR 2 STAIRWAY 8.4	
12/2	UNIT: 212 Storage move 3ft away of Heat equip.	VSW FLOOR 2 HEATER ROOM 6.1	
CONTINUED PAGE 3			
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INSPECTION**REPORT****AND****ORDERS OF THE
COMMISSIONER**

PAGE NO.

3

REGISTRATION NO. 0808-10549-C

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UNITS*
TOTAL* 24

INSPECTOR* VERONICA S WOOD

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AXELROD

36 E MAIN ST

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NJ 08232

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HARRISON, NJ 08098

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 002 OF 007 BLDGS.

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
13/2	UNIT: 218 Floor covering, repair/replace	VSW FLOOR 2 KITCHEN	8.2
14/2	UNIT: 219 Door, hardware, repair/replace	VSW FLOOR 2 FRNT DOOR	8.4
NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS: 224 206 207			
NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: EXTERIOR AREAS COMMON AREAS 204 208 217 220 221 223 203 211 215 222			
CONTINUED PAGE 4			
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INSPECTION REPORT AND

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REGISTRATION NO. 0808-10569-C



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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BUREAU OF HOUSING INSPECTION

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INSPECTION

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State of New Jersey
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-	6-A AND 6-B OF N.J.A.C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR			
-	N.J.A.C 5:70 ET SEQ.			
1/2	EXTERIOR	VSW LOCATION REPAIR LEADER TO DIRECT STORM WATER AWAY FROM BLDG. FOUNDATION WALLS.	7.5	
2/2	UNIT: 301	VSW FLOOR 1 CEILING, PAINT	8.2	
3/2	UNIT: 305	VSW FLOOR 1 STORAGE REDUCE	5.8	
4/2		VSW FLOOR 1 Storage move 3ft away of Heat equip.	6.1	
CONTINUED PAGE 2				
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LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
5/2	UNIT: 312 N REPAIR OR REPLACE ELECTRICAL SWITCH.	VSW FLOOR 1 DINING ROOM 3.1(B)	
6/2	UNIT: 316 STORAGE REDUCE	VSW FLOOR 1 HEATER ROOM 5.8	
7/2	Storage move 3ft away of Heat equip.	HEATER ROOM 6.1	
8/2	UNIT: 303 S/D. REPLACE	VSW FLOOR 2 HALL 4.9	
9/2	UNIT: 311 Housekeeping, improve	VSW FLOOR 2 APT UNIT 5.4	
10/2	UNIT: 314 Stairways, exits, provide unrestricted passage	VSW FLOOR 2 STAIRWAY 6.1	
11/2	UNIT: 315 Rehab, continue, vacant unit	VSW FLOOR 2 APT UNIT 8.2	
12/2	UNIT: 319 Rehab, continue, vacant unit	VSW FLOOR 2 APT UNIT 8.2	
CONTINUED PAGE 3			
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13/2	UNIT: 320 S/D, REPLACE VSW FLOOR 2 HALL	4.9	
14/2	UNIT: 323 Housekeeping, improve VSW FLOOR 2	5.4	
15/2	Debris, bulk items, remove APT UNIT	6.1	
16/2	Storage area, eliminate APT UNIT	6.1	
17/2	S/D, REPLACE HALL	4.9	
18/2	Stairways, exits, provide unrestricted passage STAIRWAY	6.1	
NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS:			
	321 302		
	322		
NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS:			
	COMMON AREAS 304		
	308 309		
	313 317		
	324 306		
	307 310		
	318		
CONTINUED PAGE 4			
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INSPECTION**REPORT****AND****ORDERS OF THE
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AXELROD
34 S MAIN ST
PLEASANTVILLE NJ 08232
PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BUILDING 0808
58 WOODSTOWN RD
HARRISON, NJ 08098
BLDG. NO. 003 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
	<p>IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C. 5:10-6.6(g). UPON RE-INSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.</p> <p>YOU MAY CONTACT THE BUREAU'S LEAD UNIT AT (609) 777-2337 IF YOU REQUIRE ADDITIONAL INFORMATION.</p> <p>END VIOLATIONS.</p>		
<p>"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p>OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

DATE OF INSP. 08/08/2012

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

MULLICA WEST LTD C/O BART

AXELROD

36 S. MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

58 WOODSTOWN RD

HARRISON, NJ 08098

BLDG. NO. 004 OF 007 BLDGS.

INSPECTOR* VERONICA S WOOD

BUILDING 0808

PAGE NO. 1

REGISTRATION NO. 0808-10569-C

APTS* 24

UNITS*

TOTAL* 24

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	INSPECTION TYPE: CYCLICAL	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
-	NOTE: IF ANY VIOLATIONS ARE PRECEDED BY A 'P', 'M' OR 'L',			
-	REFER TO THE PERMIT INFORMATION AT THE END OF THE REPORT.			
-	ALL CODE CITATIONS ARE PRECEDED BY 5:10, EXCEPT THOSE			
-	BEGINNING WITH THE NUMBER 4, WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES			
-	6-A AND 6-B OF N. J. A. C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N. J. A. C. 5:10-1.6 AND/OR			
-	N. J. A. C 5:70 ET SEQ.			
1/2	EXTERIOR	VSW LOCATION REPAIR LEADER TO DIRECT STORM WATER AWAY FROM BLDG. FOUNDATION WALLS.	7.5	
2/2	UNIT: 404	VSW FLOOR 1 Provide access for inspection. (1.10) HT CLOSET	18.2(A)	
3/2	UNIT: 408	VSW FLOOR 1 Stove/ burners/ repair KITCHEN	20.1(A)	
CONTINUED PAGE 2				
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE				
OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD				

INSPECTION REPORT AND

PAGE NO. 2



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE* MD APTS* 24
UNITS* 24
TOTAL* 24

INSPECTOR* VERONICA S WOOD

DATE ISSUED 08/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 004 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	<u>UNIT: 409</u> <u>VSW</u> <u>FLOOR 1</u>		
4/2	Closet, repair/replace	8.2	
5/2	PROVIDE HOT WATER HEATER PRESSURE RELIEF DISCHARGE PIPE WITHIN A MAXIMUM OF 20 INCHES FROM FLOOR.	4.3(E)	
6/2	Closet, repair/replace	8.2	
	<u>UNIT: 413</u> <u>VSW</u> <u>FLOOR 1</u>		
7/2	Floor covering, replace	8.2	
8/2	Door, hardware, repair/replace	8.4	
	<u>UNIT: 417</u> <u>VSW</u> <u>FLOOR 1</u>		
9/2	REPLACE OR REPAIR SMOKE DETECTOR.	4.9	
	<u>UNIT: 424</u> <u>VSW</u> <u>FLOOR 1</u>		
10/2	CEILING, PAINT	8.2	
11/2	Door, hardware, repair/replace	8.4	
12/2	REPLACE OR REPAIR SMOKE DETECTOR.	4.9	
13/2	CEILING, PAINT	8.2	
14/2	Kitchen cabinets, repair/replace	8.2	
15/2	Stove, burners, repair	20.1(A)	
CONTINUED PAGE 3			
<p style="text-align: center;">"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p style="text-align: center;">OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			

INSPECTION REPORT AND

PAGE NO. 3



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

ORDERS OF THE COMMISSIONER

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

 APTS* 24
 TYPE* MD UNITS*
 TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

INSPECTOR* VERONICA S WOOD

BUILDING 0808

MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
16/2	UNIT: 402 VSW FLOOR 2 Floor covering, repair/replace BATH	8.2	
17/2	UNIT: 403 VSW FLOOR 2 Handrail, 1.5 finger clearance provide 7.7 STAIRWAY	7.6	
18/2	UNIT: 406 VSW FLOOR 2 REPAIR BATH/TOILET ROOM VENTILATION EXHAUST SYSTEM TO COMPLY WITH MIN REQ FOR THE BATH	4.3	
19/2	EXHAUSTING OF 50 CUBIC FT. OF AIR/MINUTE. S/D, REPLACE HALL	4.9	
20/2	UNIT: 410 VSW FLOOR 2 Door, hardware, repair/replace FRNT DOOR	8.4	
21/2	Handrail, 1.5 finger clearance provide 7.7 STAIRWAY	7.6	
22/2	UNIT: 415 VSW FLOOR 2 Floor covering, trip hazard repair KITCHEN	8.2	
23/2	UNIT: 419 VSW FLOOR 2 Door, lock, hardware, repair/replace FRNT DOOR	8.4	
CONTINUED PAGE 4			
<p style="text-align: center;">"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p style="text-align: center;">OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

INSPECTION REPORT AND

PAGE NO. 4

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE# MD APTS* 24
UNITS*
TOTAL* 24

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BUILDING 0808

MULLICA WEST LTD C/D BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
	NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS: 420 422 423		
	NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: COMMON AREAS 401 405 412 416 421 407 411 414 418		
	'M' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.		
	CONTINUED PAGE 5		
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD			



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

DATE OF INSP. 08/08/2012

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

PAGE NO. 5

REGISTRATION NO. 0808-10569-C

APTS* 24
UNITS*
TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

INSPECTOR* VERONICA S WOOD

MULLICA WEST LTD C/O BART

AXELROD

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BUILDING 0808

58 WOODSTOWN RD

HARRISON, NJ 08098

BLDG. NO. 004 OF 007 BLDGS.

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<p style="text-align: center;">"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p style="text-align: center;">OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			

INSPECTION

PAGE NO. 1



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

DATE OF INSP. 08/08/2012

**REPORT
AND
ORDERS OF THE
COMMISSIONER**

REGISTRATION NO. 0808-10569-C

APTS* 24

UNITS*

TOTAL* 24

INSPECTOR* VERONICA S WOOD

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

360 S MAIN ST.

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 005 OF 007 BLDGS.

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By Commissioner of Community Affairs

LINE #	INSPECTION TYPE: CYCLICAL	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
-	NOTE: IF ANY VIOLATIONS ARE PRECEDED BY A 'P', 'M' OR 'L',			
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-	ALL CODE CITATIONS ARE PRECEDED BY 5:10, EXCEPT THOSE			
-	BEGINNING WITH THE NUMBER 4, WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES			
-	6-A AND 6-B OF N. J. A. C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N. J. A. C. 5:10-1.6 AND/OR			
-	N. J. A. C 5:70 ET SEQ.			
	<u>EXTERIOR</u>	<u>VSW</u>	<u>LOCATION</u>	
1/2	REPAIR LEADER TO DIRECT STORM WATER AWAY FROM BLDG		7.5	
	FOUNDATION WALLS.			
2/2	Sidewalk/walk, repair, replace		6.4(A)	
		506 510 516		
	<u>UNIT: 501</u>	<u>VSW</u>	<u>FLOOR</u> 1	
3/2	M REPAIR BATH/TOILET ROOM VENTILATION EXHAUST		16.3	
	SYSTEM TO COMPLY WITH MIN REQ FOR THE	BATH		
	EXHAUSTING OF 50 CUBIC FT OF AIR/MINUTE.			
4/2	Toilet, bath, shakes, secure		21.1(A)	
		BATH		
CONTINUED PAGE 2				
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE				
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INSPECTION

PAGE NO. 2



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

**REPORT
AND
ORDERS OF THE
COMMISSIONER**

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

TYPE* MD APTS* 24
UNITS*
TOTAL* 24

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

INSPECTOR* VERONICA S WOOD

MULLICA WEST LTD C/O BART

AXELROD

36 S MAIN ST

PLEASANTVILLE

NJ 08232

58 WOODSTOWN RD

HARRISON, NJ 08098

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 005 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
5/2	UNIT: 504 VSW FLOOR 1 STORAGE REDUCE HEATER ROOM	5.8	
6/2	Storage move 3ft away of Heat equip. HEATER ROOM	6.1	
7/2	UNIT: 505 VSW FLOOR 1 CEILING/WALL PAINT BEDROOM	8.2	
8/2	Floor covering, repair/replace KITCHEN	8.2	
9/2	UNIT: 513 VSW FLOOR 1 REPAIR BATH/TOILET ROOM VENTILATION EXHAUST BATH	16.3	
10/2	SYSTEM TO COMPLY WITH MIN REQ FOR THE EXHAUSTING OF 50 CUBIC FT OF AIR/MINUTE CAULK/GROUT BATHTUB AREA BATH	21.1(A)	
11/2	UNIT: 516 VSW FLOOR 1 CEILING/WALL PAINT BATH	8.2	
12/2	REPLACE OR REPAIR SMOKE DETECTOR. HALL	4.9	
13/2	STORAGE REDUCE HEATER ROOM	5.8	
14/2	Storage move 3ft away of Heat equip. HEATER ROOM	6.1	
15/2	UNIT: 524 VSW FLOOR 1 Floor/ threshold plate, repair/replace FRNT DOOR	8.2	
16/2	REPLACE OR REPAIR SMOKE DETECTOR. HALL	4.9	
CONTINUED PAGE 3			
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE			
OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD			

INSPECTION REPORT AND

PAGE NO. 3



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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ORDERS OF THE COMMISSIONER

APTS* 24
UNITS*
TOTAL* 24

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INSPECTOR* VERONICA S WOOD

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BUILDING 0808

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
17/2	UNIT: 502 L PAINT ENTIRE DWELLING UNIT.	VSW FLOOR 2 APT UNIT 8.2(C)	
18/2	UNIT: 511 Rehab. continue, vacant unit	VSW FLOOR 2 APT UNIT 8.2	
19/2	UNIT: 514 CORRECT DAMAGE CAUSED BY OCCUPANT	VSW FLOOR 2 APT UNIT 5.5	
20/2	L PAINT ENTIRE DWELLING UNIT.	APT UNIT 8.2(C)	
21/2	KITCHEN, CABINETS, REPAIR/REPLACE	KITCHEN 8.2	
22/2	Refrigerator, leak, repair	KITCHEN 20.1(A)	
23/2	UNIT: 519 Housekeeping, improve	VSW FLOOR 2 APT UNIT 5.4	
24/2	MAINTAIN PLUMBING FIXTURES IN CLEAN AND SANITARY CONDITION	BATH 5.4	
25/2	UNIT: 522 Floor covering, repair/replace	VSW FLOOR 2 APT UNIT 8.2	
26/2	Toilet, flush mechanism, repair	BATH 21.1(A)	
27/2	Sink, pipe leak, repair	KITCHEN 20.1(A)	
28/2	REPAIR OR REPLACE FAUCET.	KITCHEN 21.1(E)	

CONTINUED PAGE 4

"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE

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INSPECTION REPORT AND

PAGE NO. 4



State of New Jersey
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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS: 521 515 518		
	NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: COMMON AREAS 509 512 517 520 503 504 507 508 510 523		
	<p>M - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.</p>		
	CONTINUED PAGE 5		
	<p style="text-align: center;">"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p>OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>		



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

INSPECTION REPORT AND

PAGE NO. 5

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE* MD APTS* 24
UNITS* 24
TOTAL* 24

INSPECTOR* VERONICA S WOOD

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

BUILDING 0808

MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 005 OF 007 BLDGS.

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	<p>'L' - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO CORRECT THE CITED VIOLATION(S). IN THE EVENT THAT THE VIOLATIONS ARE TO BE CORRECTED THROUGH LEAD ABATEMENT PURSUANT TO N.J.A.C. 5:17, A CERTIFIED LEAD ABATEMENT CONTRACTOR IS REQUIRED AND A CONSTRUCTION PERMIT MUST BE OBTAINED. COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED ITS REINSPECTION. DOCUMENTATION FOR WORK PERFORMED BY A CERTIFIED LEAD ABATEMENT CONTRACTOR MUST BE MADE AVAILABLE TO THE BUREAU UPON REQUEST.</p> <p>CONTINUED PAGE 6</p>		
<p>"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p>OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

INSPECTION REPORT AND

PAGE NO. 6

REGISTRATION NO. 0908-10569-C

DATE OF INSP. 08/08/2012

ORDERS OF THE COMMISSIONER

TYPE* MD APTS* 24
UNITS* 24
TOTAL* 24

INSPECTOR* VERONICA S WOOD

DATE ISSUED 09/20/2012

DATE BY WHICH VIOLATIONS

MUST BE CORRECTED:

11/19/2012

BUILDING 0908

MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

36 S MAIN ST

PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	<p>IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C. 5:10-6.6(g). UPON RE-INSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.</p> <p>YOU MAY CONTACT THE BUREAU'S LEAD UNIT AT (609) 777-2337 IF YOU REQUIRE ADDITIONAL INFORMATION.</p> <p>END VIOLATIONS</p>		
<p>"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p>OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			

INSPECTION REPORT AND

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LINE #	INSPECTION TYPE: CYCICAL	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
-	NOTE: IF ANY VIOLATIONS ARE PRECEDED BY A 'P', 'M' OR 'L',			
-	REFER TO THE PERMIT INFORMATION AT THE END OF THE REPORT.			
-	ALL CODE CITATIONS ARE PRECEDED BY 5:10/ EXCEPT THOSE			
-	BEGINNING WITH THE NUMBER 4, WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES			
-	6-A AND 6-B OF N. J. A. C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N. J. A. C. 5:10-1.6 AND/OR			
-	N. J. A. C 5:70 ET SEQ.			
1/2	UNIT: 601	VSW	LOCATION	
	M REPAIR OR REPLACE WASH BASIN IN BATHROOM.		BATH	21.1(A)
2/2	UNIT: 604	VSW	FLOOR 1	
	STORAGE REDUCE		HEATER ROOM	5.8
3/2	Storage move 3ft away of Heat equip.		HEATER ROOM	6.1
4/2	UNIT: 612	VSW	FLOOR 1	
	Tub, reglare		BATH	21.1(A)
5/2	Basin, bathroom, faucet repair/replace		BATH	21.1(A)
CONTINUED PAGE 2				
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE				
OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD				

INSPECTION REPORT AND

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State of New Jersey
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REGISTRATION NO. 0808-10569-C

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MULLICA WEST LTD C/O BART

AXELROD

36 S MAIN ST

PLEASANTVILLE

NJ 08232

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HARRISON, NJ 08098

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

BLDG. NO. 006 OF 007 BLDGS.

BUILDING 0808

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
6/2	Refrigerator, repair/replace	KITCHEN 20.1(A)	
7/2	Stove, repair/replace	KITCHEN 20.1(A)	
	UNIT: 613 VSW FLOOR 1		
8/2	Tub, reglaze	BATH 21.1(A)	
9/2	Refrigerator, repair/replace	KITCHEN 20.1(A)	
10/2	Refrigerator, defective parts, repair	KITCHEN 20.1(A)	
	UNIT: 617 VSW FLOOR 1		
11/2	Refrigerator, leak, repair	KITCHEN 20.1(A)	
	UNIT: 620 VSW FLOOR 1		
12/2	Housekeeping, improve	APT UNIT 5.4	
13/2	REMOVE ILLEGAL EXTENSION CORDS.	APT UNIT 13.1(D)	
	UNIT: 624 VSW FLOOR 1		
14/2	DOOR, REPAIR/REPLACE	BED 1&2 8.4	
15/2	STORAGE REDUCE	HEATER ROOM 5.8	
16/2	Storage move 3ft. away of Heat equip.	HEATER ROOM 6.1	
17/2	Door, repair	HEATER ROOM 8.4	
	UNIT: 607 VSW FLOOR 2		
18/2	CORRECT DAMAGE CAUSED BY OCCUPANT	BATH 5.5	
19/2	Tub, reglaze	BATH 21.1(A)	

CONTINUED PAGE 3

"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE

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State of New Jersey
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INSPECTION

REPORT

AND

ORDERS OF THE
COMMISSIONER

PAGE NO. 3

REGISTRATION NO. 0808-10569-C

DATE OF INSP. 08/08/2012

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UNITS*
TOTAL* 24

DATE ISSUED 09/20/2012

INSPECTOR* VERONICA S WOOD

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MULLICA WEST LTD C/O BART

58 WOODSTOWN RD

AXELROD

HARRISON, NJ 08098

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PLEASANTVILLE

NJ 08232

PROPERTY CONTACT PHONE NUMBER: 856-478-4422

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTION O-OPEN VIOL A-ABATED
20/2	Shower, wall repair/replace BATH.	21.1(A)	
	UNIT: 623 VSW FLOOR 2		
21/2	Toilet, flush mechanism, repair BATH.	21.1(A)	
	NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS: 610		
	NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: EXTERIOR AREAS COMMON AREAS 605 608 609 616 603 606 611 614 615 618 619 622		
	M - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO ABATE THE CITED VIOLATION(S). COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK COMPLETED MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE THE BUREAU OF HOUSING INSPECTION HAS COMPLETED IT'S REINSPECTION.		
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	"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE		
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INSPECTION**REPORT****AND****ORDERS OF THE
COMMISSIONER**

PAGE NO. 4

REGISTRATION NO. 0808-10569-C



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF HOUSING INSPECTION

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	<p>IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C. 5:10-4.6(g). UPON RE-INSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-4.6(g). AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.</p> <p>YOU MAY CONTACT THE BUREAU'S LEAD UNIT AT (609) 777-2337. IF YOU REQUIRE ADDITIONAL INFORMATION.</p> <p>END VIOLATIONS</p>		
<p>"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p>OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			

INSPECTION**REPORT****AND****ORDERS OF THE
COMMISSIONER**

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PROPERTY CONTACT PHONE NUMBER: 856-478-4422

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BUILDING 0808

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By Commissioner of Community Affairs

LINE #	INSPECTION TYPE: CYCLICAL	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
-	NOTE: IF ANY VIOLATIONS ARE PRECEDED BY A 'P', 'M' OR 'L',			
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-	BEGINNING WITH THE NUMBER 4, WHICH ARE PRECEDED BY 5:70.			
-	CODE CITATIONS BEGINNING WITH 6A OR 6B REFER TO APPENDICES			
-	6-A AND 6-B OF N.J.A.C. 5:10-6.6.			
-	ANY VIOLATION CITED IN THIS REPORT SHALL BE CORRECTED AND			
-	SHALL BE MAINTAINED AND/OR KEPT IN AN OPERATIVE CONDITION			
-	AT ALL TIMES PURSUANT TO N.J.A.C. 5:10-1.6 AND/OR			
-	N.J.A.C. 5:70 ET SEQ.			
1/2	EXTERIOR	VSW	LOCATION	
	Sidewalk/walk, repair, replace		703	6.4(A)
2/2	UNIT: 704	VSW	FLOOR 1	
	Toilet, bath, shakes, secure		BATH	21.1(A)
3/2	UNIT: 705	VSW	FLOOR 1	
	Floor, threshold plate, repair/replace		FRNT DOOR	8.2
CONTINUED PAGE 2				
"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE				
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INSPECTION

PAGE NO. 2



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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REPORT AND ORDERS OF THE COMMISSIONER

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By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
4/2	UNIT: 713 VSW Ceiling, locate source of leak, repair	FLOOR 1 BEDRM REAR. 8.2	
5/2	CEILING, PAINT	BEDRM REAR. 8.2	
6/2	UNIT: 715 VSW Floor covering, replace	FLOOR 1 APT UNIT 8.2	
7/2	PAINT ENTIRE DWELLING UNIT.	APT UNIT 8.2(C)	
8/2	UNIT: 717 VSW REMOVE ILLEGAL EXTENSION CORDS.	FLOOR 1 HEATER ROOM 13.1(D)	
9/2	UNIT: 724 VSW Ceiling, wall, locate source of leak, repair	FLOOR 1 BATH 8.2	
10/2	CEILING, PAINT	BATH. 8.2	
NO ADMITTANCE GAINED TO THE FOLLOWING AREAS/UNITS:			
	703 706		
	714 718		
NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS:			
	COMMON AREAS 701		
	708 709		
	712 720		
CONTINUED PAGE 3			
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LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	NO VIOLATIONS FOUND IN THE FOLLOWING AREAS/UNITS: 721 702 707 710 715 719 722 723		
	NOTE - A CONSTRUCTION PERMIT MAY OR MAY NOT BE REQUIRED CONTINGENT UPON THE EXTENT OF THE REQUIRED WORK TO CORRECT THE CITED VIOLATION(S). IN THE EVENT THAT THE VIOLATIONS ARE TO BE CORRECTED THROUGH LEAD ABATEMENT PURSUANT TO N.J.A.C. 5:17, A CERTIFIED LEAD ABATEMENT CONTRACTOR IS REQUIRED AND A CONSTRUCTION PERMIT MUST BE OBTAINED. COPIES OF THE ISSUED CONSTRUCTION PERMITS AND THE CONSTRUCTION OFFICIAL'S APPROVAL OF WORK MUST BE PROMINENTLY DISPLAYED IN THE IMMEDIATE VICINITY OF THE WORK PERFORMED UNTIL THE BUREAU OF HOUSING INSPECTION HAS COMPLETED ITS REINSPECTION. DOCUMENTATION FOR WORK PERFORMED BY A CERTIFIED LEAD ABATEMENT CONTRACTOR MUST BE MADE AVAILABLE TO THE BUREAU UPON REQUEST.		
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INSPECTION

PAGE NO.

4



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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BUREAU OF HOUSING INSPECTION

REPORT

REGISTRATION NO. 0808-10569-C

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BLDG. NO. 007 OF 007 BLDGS.

BUILDING 0808

Please take notice that the inspection conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that the violations listed below exist at said premises in contravention of the Hotel & Multiple Dwelling Law and the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated thereunder. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and the Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76), as amended and supplemented (N.J.S.A. 55:13A-1 et seq.).

By Commissioner of Community Affairs

LINE #	VIOLATIONS	CODE CITATION	REINSPECTIO O-OPEN VIOL A-ABATED
	<p>IF YOUR BUILDING WAS BUILT BEFORE 1978 AND IT IS NOT CERTIFIED AS BEING LEAD FREE ALL WORK PERFORMED TO ABATE PAINTING VIOLATIONS OR VIOLATIONS THAT DISTURB PAINTED SURFACES SHALL BE CARRIED OUT USING LEAD SAFE WORK PRACTICES BY INDIVIDUALS TRAINED IN ACCORDANCE WITH N.J.A.C. 5:10-6.6(g). UPON RE-INSPECTION, THE PROPERTY OWNER MUST HAVE AVAILABLE FOR THE INSPECTORS REVIEW ANY TRAINING RECORDS TO SUPPORT COMPLIANCE WITH N.J.A.C. 5:10-6.6(g), AS WELL AS ANY REQUIRED WIPE SAMPLES SHOWING THE WORK AREA TO BE LEAD HAZARD FREE. IF THERE IS DOCUMENTATION INDICATING THAT THE SURFACES CITED DO NOT CONTAIN LEAD BASED PAINT, THEN ALL WORK MUST COMPLY WITH N.J.A.C. 5:10-8.2.</p> <p>YOU MAY CONTACT THE BUREAU'S LEAD UNIT AT (609) 777-2337 IF YOU REQUIRE ADDITIONAL INFORMATION.</p> <p>END VIOLATIONS.</p>		
<p align="center">"ATTENTION" - FURTHER INSTRUCTIONS ON REVERSE SIDE</p> <p align="center">OWNER COPY - WHITE FILE COPY - YELLOW REINSPECTION COPY - PINK AND GOLDENROD</p>			

Appendix E - Cost Worksheets

Capital Needs Assessment Executive Summary



Project: Mullica West Apartments

Date: NEW CONSTRUCTION

Item	H & S	1 2014	2 2015	3 2016	4 2017	5 2018	6 2019	7 2020	8 2021	9 2022	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028	16 2029	17 2030	18 2031	19 2032	20 2033	Total
Site	0	1736019	0	0	0	0	0	0	0	0	0	0	0	20000	0	0	135000	0	0	0	0	\$1,891,019
Architecture	0	1139000	0	0	0	0	0	0	0	0	0	8400	0	0	0	0	33600	0	0	0	0	\$1,181,000
Mech & Electric	0	1685040	0	0	0	0	0	0	0	0	0	126000	0	0	0	0	0	0	0	0	411600	\$2,222,640
Dwelling Units	0	3676148	0	0	0	0	0	0	76006	54600	0	0	0	0	0	394912	422066	54600	0	0	84000	\$4,762,332
Uninflated Totals	0	8,236,207	0	0	0	0	0	0	76,006	54,600	0	134,400	0	20,000	0	394,912	590,666	54,600	0	0	495,600	\$10,056,991
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	8,236,207	0	0	0	0	0	0	93,478	69,166	0	180,622	0	28,515	0	597,340	920,238	87,617	0	0	869,038	\$11,082,221

		Non-Inflated	Inflated
Immediate Capital Needs:		\$0	
Total Capital Needs Over the Term:		\$10,056,991	\$11,082,221
Grand Total Capital Needs:		\$10,056,991	\$11,082,221
Units: 168	Capital Needs Per Unit	\$59,863	\$65,966

Capital Needs Assessment
Materials and Conditions - Site



Project: Mullica West Apartments

Date: 7/22/2013

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Existing Parking	15	0	15	Good	Repair	1	1	ea	135,000	135000	New top coat
Re-stripping	12	0	12	Good	Repair	1	1	ls	20000	20000	
Curbs & walks	30	0	30	Good	Repair	0	1	ls	116400	116400	Handicapped access to units
Landscaping	50	0	50	Good	Maintain	0	1	ea	400000	400000	
Site Lighting	30	0	30	Good	Construct	0	75	poles	7500	562500	
Handicapped curb cuts	30	0	30	Good	Replace	1	8	ls	500	4000	
Downspout piping	50	30	20	Good	Repair	0	7	bldgs	2915	20405	New underground piping system
Re-build maintenance bldg	40	0	40	Good	Replace	1	2520	sf	35	88200	New building
Plumbing/ site sanitary system clean out lines (7 bldgs)	20	0	20	Good	Repair	1	7	ea	2500	17500	
New Road & Parking	25	0	25	Good	Construct	0	7633	sy	12	91596	
Existing Road	25	0	25	Good	Construct	0	3880	sy	9	34920	New 2" overlay
Demolition	25	0	25	Good	Replace	0	1	ea	50000	50000	
Curb	30	0	30	Good	Construct	0	5857	lf	14	81998	Belgium Block
Offsite Sidewalk	25	0	25	Good	Construct	0	12250	sf	6	73500	
Trash Enclosures	30	0	30	Good	Construct	0	5	ea	8000	40000	Split face black & bollards

Capital Needs Assessment
Capital Needs Over the Term - Site



Project: Mullica West Apartments

Date: NEW CONSTRUCTION

Item	H & S	1 2014	2 2015	3 2016	4 2017	5 2018	6 2019	7 2020	8 2021	9 2022	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028	16 2029	17 2030	18 2031	19 2032	20 2033	Total
Existing Parking		135000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135000	0	0	0	0	270000
Re-stripping		20000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40000
Curbs & walks		116400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116400
Landscaping		400000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400000
Site Lighting	0	562500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	562500
Handicapped curb cuts		4000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000
Downspout piping		20405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20405
Re-build maintenance bldg		88200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88200
Plumbing/ site sanitary system clean out lines (7 bldgs)		17500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17500
New Road & Parking		91596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91596
Existing Road		34920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34920
Demolition	0	50000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50000
Curb		81998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81998
Offsite Sidewalk		73500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73500
Trash Enclosures	0	40000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40000
Uninflated Totals	0	1736019	0	0	0	0	0	0	0	0	0	0	0	20000	0	0	135000	0	0	0	0	1891019
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	1736019	0	0	0	0	0	0	0	0	0	0	0	28515	0	0	210326	0	0	0	0	1974860

Capital Needs Assessment
Materials and Conditions - Architectural



Project: Mullica West Apartments

Date: 7/22/2013

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Screen and Storm Doors	15	0	15	Good	Replace	1	168	ea	200	33600	
Exterior Entry Lt Fixtures	10	0	10	Good	Replace	1	168	ea	50	8400	Energy Star Rated
Roof (7 bldgs)	30	0	30	Good	Replace	1	7	ls	45300	317100	
Windows	25	0	25	Good	Replace	1	434	ea	250	108500	
Gutters and Downspouts	30	0	30	Good	Replace	0	3600	lf	5	18000	515 linear feet per bldg
Entry Doors	25	0	25	Good	Replace	0	168	ea	700	117600	Fiberglass Door and Frames
Mechanical Room Doors	25	0	25	Good	Replace	0	84	ea	700	58800	
Porch Roof	30	0	30	Good	Replace	0	63	ea	2000	126000	
Siding	25	0	25	Good	Replace	0	752	sq	275	206800	sq= 100 sq ft
Manufactured Stone Vaneer	25	0	25	Good	Replace	0	172	sq	350	60200	sq= 100 sq ft
Demolition	0	0	0	Good		0	168	du	500	84000	Apt Interior Demolition

Capital Needs Assessment
Capital Needs Over the Term - Architectural



Project: Mullica West Apartments

Date: NEW CONSTRUCTION

Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
Screen and Storm Doors		33600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33600	0	0	0	0	67200
Exterior Entry Lt Fixtures		8400	0	0	0	0	0	0	0	0	0	8400	0	0	0	0	0	0	0	0	0	16800
Roof (7 bldgs)		317100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	317100
Windows		108500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108500
Gutters and Downspouts	0	18000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18000
Entry Doors		117600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117600
Mechanical Room Doors		58800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58800
Porch Roof		126000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126000
Siding		206800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206800
Manufactured Stone Vaneer		60200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60200
Demolition		84000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84000
Uninflated Totals	0	1139000	0	0	0	0	0	0	0	0	0	8400	0	0	0	0	33600	0	0	0	0	1181000
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	1139000	0	0	0	0	0	0	0	0	0	11289	0	0	0	0	52348	0	0	0	0	1202637

Capital Needs Assessment
Materials and Conditions - Mechanical & Electrical



Project: Mullica West Apartments

Date: 7/22/2013

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Switches/ outlets/ athroom exhaust fans/ heater/ shutoff switches	30	0	30	Good	Replace	0	168	Apts	1250	210000	
Light fixtures	30	0	30	Good	Replace	0	168	Apts	250	42000	
Smoke detectors	10	0	10	Good	Replace	1	168	Apts	750	126000	Hardwired
Doorbells	30	0	30	Good	Replace	0	168	Apts	130	21840	
Hot Water Heater	20	0	20	Good	Replace	1	168	Apts	1700	285600	Tankless
Gas furnace/ A coils/ Condensers	25	0	25	Good	Replace	1	168	Apts	3700	621600	
Main Electric Service	30	0	30	Good	Construct	0	168	Apts	1500	252000	
Laundry Area Plumbing/Pan	30	0	30	Good	Construct	0	168	Apts	750	126000	

Capital Needs Assessment
Capital Needs Over the Term - Mechanical & Electrical



Project: Mullica West Apartments

Date: NEW CONSTRUCTION

Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
Switches/ outlets/ athroom exhaust fans/ heater/ shutoff switches		0	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Light fixtures		210000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210000
Smoke detectors	0	126000	0	0	0	0	0	0	0	0	0	126000	0	0	0	0	0	0	0	0	126000	378000
Doorbells		21840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21840
Hot Water Heater	0	285600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	285600	571200
Gas furnace/ A coils/ Condensers	0	621600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	621600
Main Electric Service		252000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252000
Laundry Area Plumbing/Pan		126000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126000
Uninflated Totals	0	1685040	0	0	0	0	0	0	0	0	0	126000	0	0	0	0	0	0	0	0	411600	2222640
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	1685040	0	0	0	0	0	0	0	0	0	169333	0	0	0	0	0	0	0	0	721743	2576117

Capital Needs Assessment
Materials and Conditions - Dwelling Units



Date: 7/22/2013

Project: Mullica West Apartments

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Interior Closet Doors	30	0	30	Good	Replace	0	336	ea	175	58800	6 Panel
Interior (swing style) Doors	30	0	30	Good	Replace	0	609	ea	100	60900	
2nd floor mech. room doors	30	0	30	Good	Replace	0	84	ea	600	50400	Flush Door
Misc Framing/ Drywall	40	0	40	Good	Replace	0	168	Apt	1000	168000	
Handicapped Modifications: Framing, Rough plumbing and Electric	25	0	25	Good	Construct	1	9	ea	26250	236250	
Refrigerators	15	0	15	Good	Replace	1	168	ea	700	117600	
Cabinets & Countertops	30	0	30	Good	Replace	1	168	ea	3500	588000	
Fire Extinguishers	7	0	7	Good	Replace	0	168	Apts	45	7560	
Tile	15	0	15	Good	Replace	1	168	ea	700	117600	
Range	15	0	15	Good	Replace	1	168	ea	550	92400	
Range Hood	15	0	15	Good	Replace	1	168	ea	110	18480	
Vanity Top	20	0	20	Good	Replace	1	168	ea	325	54600	
Tub surround	20	0	20	Good	Replace	1	168	ea	400	67200	
Faucets/drains/misc fittings	20	0	20	Good	Replace	1	168	Apt	500	84000	Includes Shut Off Valves
LVT/ sheet vinyl/ ceramic tile	15	0	15	Good	Maintain	1	98728	sf	4	394912	
Carpet	7	0	7	Good	Replace	0	4889	sq yd	14	68446	Carpet in bedrooms only
Paint	8	0	8	Good	Maintain	0	168	Apt	3250	546000	Low VOC
Expand 2BR to 3BR	50	0	50	Good	Construct	0	42	ea	22500	945000	

Capital Needs Assessment
Capital Needs Over the Term - Dwelling Units



Date: NEW CONSTRUCTION

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Item	H & S	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	
																						0	
Interior Closet Doors		58800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58800	
Interior (swing style) Doors		60900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60900	
2nd floor mech. room doors		50400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50400	
Misc Framing/ Drywall		168000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168000	
Handicapped Modifications: Framing, Rough plumbing and Electric		236250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	236250	
Refrigerators		117600	0	0	0	0	0	0	0	0	0	0	0	0	0		117600	0	0	0	0	235200	
Cabinets & Countertops		588000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	588000	
Fire Extinguishers	0	7560	0	0	0	0	0	0	7560	0	0	0	0	0	0	0	7560	0	0	0	0	22680	
Tile		117600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117600	0	0	0	0	235200	
Range		92400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92400	0	0	0	0	184800	
Range Hood		18480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18460	0	0	0	0	36940	
Vanity Top		54600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54600	
Tub surround		67200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67200	
Faucets/drains/misc fittings	0	84000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84000	168000	
LVT/ sheet vinyl/ ceramic tile	0	394912	0	0	0	0	0	0	0	0	0	0	0	0	0	394912	0	0	0	0	0	789824	
Carpet	0	68446	0	0	0	0	0	0	68446	0	0	0	0	0	0	0	68446	0	0	0	0	205338	
Paint		546000							0	54600								54600				655200	
Expand 2BR to 3BR		945000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	945000	
Uninflated Totals	0	3676148	0	0	0	0	0	0	76006	54600	0	0	0	0	0	0	394912	422066	54600	0	0	84000	4762332
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535		
Inflated Totals	0	3676148	0	0	0	0	0	0	93478	69166	0	0	0	0	0	0	597340	657565	87617	0	0	147295	5328608

Appendix F - Rukenstein Correspondence

AFFORDABLE SALEM, INC.

P.O. Box 1, Titusville, NJ 08560
609-730-8138 ♦ 609-730-8139

March 20, 2014

Susanne H. Rhudy
Land Use Administrator/Joint Land Use Board Secretary
Municipal Housing Liaison
Township of Harrison
114 Bridgeton Pike
Mullica Hill, NJ 08062

Re: Block 52, Lot 9, 5.27 Acres, 54 Woodstown Road, Mullica Hill, NJ 08062

Dear Ms. Rhudy:

I am writing to you as the contract purchaser of the 54 Woodstown Road and, through a separate business (Rukenstein & Associates, LLC), the Developer of Mullica West Apartments. This correspondence is a summary of our site inspection of 54 Woodstown Road as part of our due diligence for both properties which raised the following conditions:

1. Dilapidated and obsolete buildings – There exists both a shed and garage that are clearly in disrepair and unsafe. These structures are of insufficient size for today's standards and based on condition and obsolescence would be best suited for demolition.





2. Unsafe and Unsanitary Conditions - The single family home on this property maintains substandard and unsanitary conditions. There are several areas where water leaks remain evident on the ceilings. Further the foundation and mortar joints are in disrepair. Taken together with the dilapidated structures identified above, the property is conducive to unwholesome living conditions.



Based on our review both properties require substantial rehabilitation to be brought up to a standard that is expected for usability and that based on our analysis this works is beyond the market for financial feasibility.

We believe that developing these properties as part of an overall redevelopment plan will provide the opportunity to fully utilize both properties to the benefit of the community and improve circulation for the residents of Mullica West by creating direct access to Woodstown Road and the nearby shopping centers along Route 77 that are within a half mile walking distance.

Thank you for the opportunity to submit this information.

Sincerely,



Ron Rukenstein, PP, AICP