

RESOLUTION NO. 2019- 381

A RESOLUTION DECLARING THE EXISTENCE OF AN EMERGENCY AND AUTHORIZING THE DIRECTOR OF LICENSES AND INSPECTION TO PROCEED WITH THE DEMOLITION OF A STRUCTURE LOCATED AT 618 EAST PEACH STREET.

WHEREAS, the Construction Official has determined that the structure located at 618 East Peach Street is in danger of collapse and deemed an imminent hazard as confirmed by the reports of Director of Licenses and Inspections and the Construction Official; and

WHEREAS, since there is evidence of actual and immediate danger of failure and collapse of the building, which will endanger life and property, authorization to proceed with the immediate demolition of the unsafe structures is requested; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VINELAND:

1. THAT, pursuant to N.J.S.A. 40A:11-6, the Director of Licenses and Inspections be and the same is hereby authorized and directed to contract with Perryman's Excavating, Inc., Milmay, NJ, for the demolition of an unsafe structure located at 618 East Peach Street, in the amount of \$62,500.00.
2. THAT the Purchasing Agent of the City of Vineland is hereby authorized and directed to issue a purchase order to Perryman's Excavating, Inc., Milmay, NJ, for the demolition of an unsafe structure located at 618 East Peach Street, in the amount of \$62,500.00.
3. THAT payment is hereby authorized pursuant to said purchase order(s) in accordance with procedures for payment of bills and demands heretofore established by Ordinance No. 1048.

Adopted:

President of Council

ATTEST:

City Clerk



NOTICE OF IMMINENT HAZARD

Permit # 618
Date Issued 8/21/2019

IDENTIFICATION

Work Site Location: 618 East Peach Street Block 3003 Lot 11 Qual Code
Vineland NJ 08362
Owner in Fee: Young, Linda Agent
Address 18 Elm DR Address
Sicklerville NJ 08081

TO: Owner Other
 Agent/Contractor

DATE OF INSPECTION: 8/21/2019 DATE OF THIS NOTICE: 8/21/2019

ACTION

TAKE NOTICE that as a result of the inspections conducted by this agency on 8/21/2019 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C.5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

The above structure needs to be demolish due to fear of collapse and endanger of life and property. Structure/ permises has been substantially damaged over the years from neglect of property maintenance and support and load-bearing framing exposed to the weather.. There is evidence of actual and immediate danger of failure and collapse exterior structure and load-bearing walls appear to be failing due to exposure to weather exterior load-bearing walls are buckling and collapsing. Roof has collapsed in several areas. Upon my initial inspection this structure has become worst due to the Lack of Maintenance of this building.

As such, you are hereby ORDERED to immediately and forthwith vacate the above structure or portion thereof.

Further, you are ORDERED to:

- Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure;
- Demolish the above structure by 08/27/19

Failure to immediately comply with this ORDER may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this ORDER will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

If you wish to contest this ORDER, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: 856-794-4000 ext.4132

By ORDER of: [Signature] Date: 8/21/2019

Derek Leary,
Construction Official

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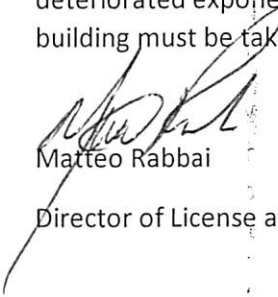
On 8/21/2019 we conducted a visual inspection of 618 Peach st as a result of a citizen complaint reported to the Vineland Police department on 08/21/2019. This we received in my Office (License and Inspections) via city e-mail @0802hrs. Present during the inspection was Michael Benson (City of Vineland legal attorney for abandoned and unfit properties). Dave Mallet (City engineer) and myself.

Upon pulling up to the front of the property facing Peach st (South side of bldg.) you were able to observe that the building second level wall was bowing outward. The roof overhang soffit and fascia had collapsed inward. A second floor supply door was broken and hanging, numerous sections of the front siding was off exposing the interior wall to the weather. The front door was not secured and anyone could gain entry into the bldg. Upon entering the bldg, a strong musty odor was detected. The floor saturated with water was extremely wet due leaking from the roof. Interior photographs were taken which showed the extreme water damage to the bldg.

Walking to the west side of the bldg. we observed that the west wall was also bowing outward and the fascia and soffit on the south west corn appear to have collapsed inside the bldg. The north side of the bldg. along the second floor wall you can visually observe the wall starting to bow out near the northwest corner of the bldg.

Moving across the street (Southside) when you look at the front the roof on the west side of the bldg. has appeared to have collapsed in onto the second floor area.

Since our last inspection of this property on July 15th 2019(Notice of Unsafe Building) this building has deteriorated exponentially to the point that a section of roof has collapsed. It is the opinion that this building must be taken down immediately.


Matteo Rabbai

Director of License and Inspections





DEPARTMENT OF LAW
MICHAEL E. BENSON, ESQUIRE
Associate Solicitor
1138 E. Chestnut Avenue, Suite 2A
Vineland, NJ 08360
P: (856) 691-8441
F: (856) 691-0312
Email: mbenson@bbattorneys.net

August 26, 2019

Via FedEx - Overnight Mail

Linda Young
18 Elm Drive
Sicklerville, NJ 08081

RE: 618 E. PEACH STREET
BLOCK 3003, LOT 11

Dear Ms. Young:

This is to confirm my meeting today with Ted May who stopped by my office to inquire regarding the status of the demolition proceedings relating to your property at 618 E. Peach Street in Vineland. He advised that he is your "significant other" and that you have received the City's Notice of Imminent Hazard concerning the condition of the subject property. There are, as you both know, some items of personal property remaining in the building. You have been advised on previous occasions to remove such property. It does not appear that you have done so. The condition of the building is such now that entry is a safety hazard and any entry to retrieve remaining personal property would be ill advised and entirely at the risk of the entrant. Personnel of the City will not undertake entry into the building for purposes of retrieving personal property. In the absence of a court stay, the demolition will proceed as indicated in the Notice.

Thank you for your attention.

Very truly yours,



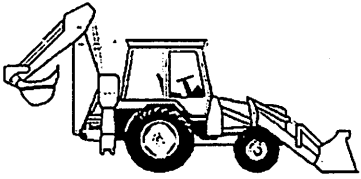
MICHAEL E. BENSON

MEB/sjm

cc: Richard Tonetta
Matteo Rabbai

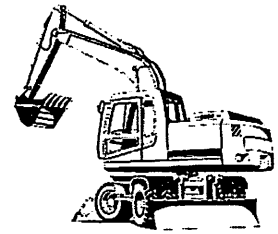


Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.



Perryman's Excavating, Inc.

7117 Millville-Mays Landing Road
Milmay, New Jersey 08340
Phone (856)825-2810 / Fax (856)825-6738
Perrymansexcav@comcast.net



August 26, 2019

City of Vineland
640 E Wood St
Vineland, NJ 08360

Attn: Derek Leary

Please be advised, this letter is in reference to the emergency demolition located at;
918 Peach Street Vineland, NJ 08360.

Due to the unsafe condition of the structure, we were unable to gain entrance inside the building to evaluate and determine the interior contents and underground masonry. With this situation, the cost we provided was for the demolition and removal of the building structure.

Depending on the amount of contents inside the structure and the underground masonry contents, there may be additional costs, above the proposed fee, with this project.

If you should have any questions or need further information, please do not hesitate to call.

Thank you,
Billy Perryman, Jr
Owner/Operator

Memorandum To: Mayor Anthony Fanucci

RE: 618 East Peach Street Emergency Demolition

As you are aware and inspection of 618 East Peach Street on July 16, 2019 was conducted by Construction Official Derek Leary. During the inspection the building was found to be unsafe at which time and Unsafe Notice was issued to the Property owner on File to repair or Demolish the structure by August 16, 2019 at which time noting has been done. Upon re inspection of the structure on August 21, 2019 my inspection has found that the build has become worst due to the lack of maintenance and is Imminent Hazard and fear of Collapse and endanger of life and property. I have attached a copy of Report provided to me by the City of Vineland Engineer. Also have attached a copy of Notices.

Based upon my findings and the City Engineer report. The immediate delivery of this emergency demolition is required to protect the Public health, safety and welfare.

License and Inspections was able to receive the following Emergency quote.

Perryman Excavating \$62,500.00

Based on the above quote received. My recommendations is to award and emergency contract to Perryman Excavating for \$62,500.00

Should you have any questions and/or comments, please feel free to contact me

Sincerely,



Derek Leary

City Construction Official

Cc: Bob Dickenson Business Administrator

Mike Mercado, Purchasing Agent

