

## **APPENDIX A**

**RESOLUTION 2025-294 DESIGNATING CERTAIN PROPERTY  
KNOWN AS 420 BLOOMFIELD AVENUE (BLOCK 701, LOT 3)  
AS AN AREA IN NEED OF REDEVELOPMENT**

**TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY**

**RESOLUTION No. 2025-294**

A motion was made by Councilman Roman; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE  
WHETHER PROPERTY LOCATED 420 BLOOMFIELD AVENUE AND  
DESIGNATED AS BLOCK 701, LOT 3 IS A NON-CONDEMNATION AREA  
IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Verona (the “Township Council” or the “Council”) considers it to be in the best interest of the Township of Verona (the “Township”) to have the Township of Verona Planning Board (the “Planning Board”) conduct such an investigation of property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the official Tax Maps of the Township (the “Property”), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

**WHEREAS**, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Town of Verona that:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the Tax Maps of the Township of Verona, qualifies as a “non-condemnation area in need of redevelopment” as described in N.J.S.A. 40A:12A-6.a, according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and
2. The Planning Board is hereby further directed to study the property located at 420 Bloomfield Avenue and identified as Block 701, Lot 3 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro  
NAYS: Holland, McGrath

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A  
RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA  
AT A REGULAR MEETING HELD ON DECEMBER 15, 2025.



JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK



## **APPENDIX B**

### **PROPERTY ASSESSMENT RECORD FOR BLOCK 701, LOT 3**

Block: 701 Lot: 3 Qualifier: Card: 1

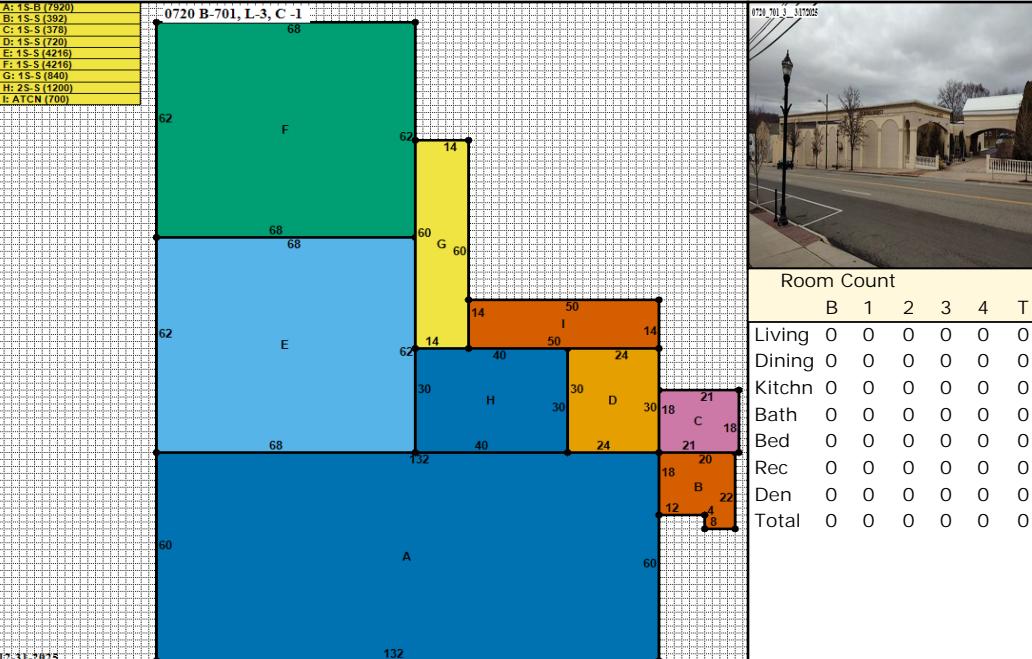
Last Sale: 06/26/01 for \$2,000,000

V & J REALTY ASSOCIATES LLC  
420 BLOOMFIELD AVENUE  
VERONA, NJ 07044

420 BLOOMFIELD AVENUE

Units: 1 Nbhd: Model: VCS: C101  
SFIA: 21082 Floor: Bldg Name: Map Page: 7  
Prop Class: 4A Occupancy: Zoning: Year Built: 0000/0000  
Bldg Class: 10 Addtl Lot: NC Interior GOOD  
Bldg Desc: Land Dim: 252X172 NC Exterior GOOD  
Info By: EMPLOYEE Style: NC Layout GOOD

Notes:



## Valuation Summary

Computed	Override	Summary
Land 850,000		850,000
Improv 3,178,200		3,178,200
Total 850,000		4,028,200

## Floor Area (footprint)

	First	Uppr	Half		
Item	Bsmnt	Floor	Floor	Story	Attic
A 1S-B	7,920	7,920	0	0	0
B 1S-S	0	392	0	0	0
C 1S-S	0	378	0	0	0
D 1S-S	0	720	0	0	0
E 1S-S	0	4,216	0	0	0
F 1S-S	0	4,216	0	0	0
G 1S-S	0	840	0	0	0
H 2S-S	0	1,200	1,200	0	0
Totals	7,920	19,882	1,200	0	0

	SqFt	Living Area	Sketch Areas
Item	Area	Description	Sq Ft
First Floor	19,882	A 1S-B	7,920
Upper Floor	1,200	B 1S-S	392
Half Story	0	C 1S-S	378
Fin Attic	0	D 1S-S	720
Living Bsmnt	0	E 1S-S	4,216
Unfin Area (-)	0	F 1S-S	4,216
Total Area	21,082	G 1S-S	840
		H 2S-S	1,200
		I ATCN	700

## Attached Items

Seg	Item	Area
I	ATT CANOPY	700
	Total Area	700

## Detached Items

Desc	Area
Miscellaneous	Write Ins
Desc	Number

Dwelling Detail		Sales History			
Element	Description	Owner	Date	Book-Page	Price
Bldg Class	10	V & J REALTY ASSOCIATES LLC	06/26/01	05809-00813	2,000,000
Type					
Yr Built	0000/0000				
Height					
Style					
Roof Type					
Roof Mat.					
Bsmnt/Fin					
Foundation	CONC. SLAB				
	BLK/CONCRT				
Fireplace	NONE				
Assessment History					
Year	Class	Land	Improv	Net	
2025	4A	850,000	3,178,200	4,028,200	
2024	4A	850,000	3,178,200	4,028,200	
2023	4A	850,000	3,178,200	4,028,200	
2022	4A	850,000	3,671,800	4,521,800	

Open	Permits		
Date	Number	Description	Value

## **APPENDIX C**

### **FIRE DEPARTMENT RECORDS**



## State of New Jersey

**Philip D. Murphy**

*Governor*

**Tahesha L. Way**

*Lieutenant Governor*

**Jacquelyn A. Suárez**

*Commissioner*

### DEPARTMENT OF COMMUNITY AFFAIRS

#### BUREAU OF FIRE CODE ENFORCEMENT

P O BOX 809

Trenton, NJ 08625-0809

March 26, 2025

RVJ CORP T:A RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AVE

Verona, NJ 07044

**Subject:** Penalty Compromise

**Registration Number:** 0720-041894

**Business:** RICHFIELD REGENCY CATERERS

**Address:** 420 BLOOMFIELD AVE

VERONA BORO, ESSEX COUNTY

The Bureau has reviewed your file and is willing to offer a total compromise of: \$3,777.00. To accept this offer you must:

1) Pay penalty compromise amount of \$100.00

2) Pay life hazard use registration fees as follows:

9/5/2024 FIREBILL5573100 FIRE Registration Renewal Fee RVJ CORP T:A RICHFIELD REGENCY  
CATERERS \$3,677.00

3) Remit payment within 30 days of this notice for the compromise to be honored.

Send check payable to: "Treasurer, State of New Jersey" to: DCA Bureau of Fire Code Enforcement Compliance Unit, c/o Kristen Bozarth PO Box 809, Trenton, NJ 08625-0809.

*Kristen Bozarth*

*Compliance Officer 1*

*NJ Dept of Community Affairs*

*NJ Division of Fire Safety*

*Fire Code Enforcement*

*PO Box 809*

*Trenton, NJ 08625-0809*

*609-610-4390 Cell*

*609-930-1547 Teams*

*[Kristen.bozarth@dca.nj.gov](mailto:Kristen.bozarth@dca.nj.gov)*



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EFFECTIVE ALARMS SYSTEMS, INC  
38 JOHNSTON AVENUE PO BOX 456 KEARNY, NJ 07032  
TEL: 201-998-0890 FAX: 201-998-2293

**SYSTEM RECORD OF INSPECTION AND TESTING**

Inspection/Test Start Date/Time: 1/8/2025 Inspection/Test Completion Date/Time: 1/8/2025

Supplemental Form(s) Attached:  Yes  No

**1. PROPERTY INFORMATION**

Name of property: THE RICHFIELD REGENCY  
Address: 420 BLOOMFIELD AVE, VERONA  
Description of property:  
Name of property representative:  
Address:  
Phone: Fax: E-mail:

**2. TESTING AND MONITORING INFORMATION**

Testing organization: EFFECTIVE ALARM SYSTEMS INC. LICENSE # 34BE00002700  
Address: 38 JOHNSTON AVENUE KEARNY, NJ 07032  
Phone: 201-998-0890 Fax: 201-998-2293 E-mail: BOB@EFFECTIVEALARMS.COM  
Monitoring organization: USA CENTRAL STATION  
Address: 28 WILLETT AVENUE PORT CHESTER, NY 10573  
Phone: 1-800-422-2390 Fax: 1-800-970-0666 E-mail:  
Account number: 482-2857 Phone line 1: Phone line 2:  
Means of transmission: CELL COMMUNICATOR  
Entity to which alarms are retransmitted: VERONA FIRE DEPT Phone:

**3. DOCUMENTATION**

Onsite location of the required record documents and site-specific software:

**4. DESCRIPTION OF SYSTEM OR SERVICE**

**4.1 Control Unit**

Manufacturer: SILENT KNIGHT Model number: 5808

**4.2 Software Firmware**

Firmware revision number:

**4.3 System Power**

**4.3.1 Primary (Main) Power**

Nominal voltage: 120 Amps: 20 Location:

Overcurrent protection type: BREAKER Amps: 20 Disconnecting means location:

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## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 4. DESCRIPTION OF SYSTEM OR SERVICE (continued)

#### 4.3.2 Secondary Power

Type: SEALED LEAD BATTERY Location: \_\_\_\_\_  
 Battery type (if applicable): 2 12 V 18 AH  
 Calculated capacity of batteries to drive the system:  
 In standby mode (hours): 24 In alarm mode (minutes): \_\_\_\_\_

### 5. NOTIFICATIONS MADE PRIOR TO TESTING

Monitoring organization	Contact: <u>USA CENTRAL STATION</u>	Time: _____
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: <u>VERONA FIRE DEPT</u>	Time: _____
Other, if required	Contact: _____	Time: _____

### 6. TESTING RESULTS

#### 6.1 Control Unit and Related Equipment

Description	Visual Inspection	Functional Test	Comments
Control unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Lamps/LEDs/LCDs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trouble signals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Disconnect switches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground-fault monitoring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Supervision	<input type="checkbox"/>	<input type="checkbox"/>	
Local annunciator	<input type="checkbox"/>	<input type="checkbox"/>	
Remote annunciators	<input type="checkbox"/>	<input type="checkbox"/>	
Remote power panels	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

#### 6.2 Secondary Power

Description	Visual Inspection	Functional Test	Comments
Battery condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Load voltage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Discharge test	<input type="checkbox"/>	<input type="checkbox"/>	
Charger test	<input type="checkbox"/>	<input type="checkbox"/>	
Remote panel batteries	<input type="checkbox"/>	<input type="checkbox"/>	

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## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 6. TESTING RESULTS (continued)

#### 6.3 Alarm and Supervisory Alarm Initiating Device

Attach supplementary device test sheets for all initiating devices.

#### 6.4 Notification Appliances

Attach supplementary appliance test sheets for all notification appliances.

#### 6.5 Interface Equipment

Attach supplementary interface component test sheets for all interface components.

*Circuit Interface / Signaling Line Circuit Interface / Fire Alarm Control Interface*

#### 6.6 Supervising Station Monitoring

Description	Yes	No	Time	Comments
Alarm signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Alarm restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

#### 6.7 Public Emergency Alarm Reporting System

Description	Yes	No	Time	Comments
Alarm signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Alarm restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		



## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 7. NOTIFICATIONS THAT TESTING IS COMPLETE

Monitoring organization	Contact: USA CENTRAL STATION	Time:
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: VERONA FIRE DEPT	Time: _____
Other, if required	Contact: _____	Time: _____

### 8. SYSTEM RESTORED TO NORMAL OPERATION

Date: 10/08/2025 Time: \_\_\_\_\_

### 9. CERTIFICATION

This system as specified herein has been inspected and tested according to NFPA 72, 2013 edition, Chapter 14.

Signed: <u>Kenny Andrade</u>	Printed name: KENNY ANDRADE	Date: 01/08/2025
Organization: EFFECTIVE ALARM SYS	Title: TECHNICIAN	Phone: 201-996-0890

Qualifications (refer to 10.5.3): \_\_\_\_\_

### 10. DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING, OR MAINTENANCE

PULL STATION FIRST FLOOR IS NOT FUNCTIONING

HORN STROBE ON FIRST FL IN BACK OF KITCHEN UNDER EXIT 10 IS NOT FLASHING

SMOKE IN 1ST FL MAIN ENTRANCE IS NOT WORKING

#### 10.1 Acceptance by Owner or Owner's Representative:

The undersigned accepted the test report for the system as specified herein:

Signed: _____	Printed name: _____	Date: _____
Organization: _____	Title: _____	Phone: _____

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**INITIATING DEVICE**  
**SUPPLEMENTARY RECORD OF INSPECTION AND TESTING**

Inspection/Test Start Date/Time: 1/8/2025

Number of Supplemental Pages Attached: 1

## 1. PROPERTY INFORMATION

Name of property: THE RICHEFIELD REGENCY  
Address: 420 BLOOMFIELD AVE, VERONA

## 2. INITIATING DEVICE TEST RESULTS

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# State of New Jersey

Department of Community Affairs  
Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

**Business Name:** RICHLFIELD REGENCY CATERERS  
**Business Owner:** RVJ CORP T:A RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AV  
Verona, NJ 07044

Type: FIRE Order to Pay Penalties  
Issue Date: 11/19/2024  
Invoice #: 5599503  
Invoice Year: 2024  
**Due Date:** 12/19/2024

## General Information:

The Life Hazard Use Registration Fee(s) and/or annual permit application fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C. 5:70-2.4 is assessed an annual registration fee, and each permit activity as defined by N.J.A.C. 5:70-2.7, in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A. 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore, the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**Payment Information:** Payments may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to [bfcecodeadmin@dca.nj.gov](mailto:bfcecodeadmin@dca.nj.gov) or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**BUSINESS ADDRESS:**  
RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AVE  
VERONA BORO, ESSEX COUNTY

## Correspondence Address:

Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

REGISTRATION NUMBER	USE CODE	CATEGORY	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
			FIRE Order to Pay Penalties	\$3,677.00	\$3,677.00

**TOTAL CURRENT INVOICE CHARGES ASSESSED** **\$3,677.00**

**Detach and return ONLY this portion with your check made payable to Treasurer, State of New Jersey. Please write your  
Invoice # and Registration # on your check.**

**BFCE**

RVJ CORP T:A RICHLFIELD REGENCY  
CATERERS Invoice #: 5599503 Issue Date: 11/19/2024

RICHLFIELD REGENCY CATERERS Reg #: 0720-041894 Amount Due: \$3,677.00

420 BLOOMFIELD AV Mail Payment to: Please pay this amount by: 12/19/2024

Verona, NJ 07044  
State of New Jersey  
DCA BFCE -- DORES  
P.O. Box 663  
Trenton, NJ 08646-0663

<b>PREVIOUS OUTSTANDING INVOICE CHARGES</b>	<b>\$3,677.00</b>
<b>TOTAL AMOUNT DUE</b>	<b>\$7,354.00</b>

<b>BILL #</b>	<b>BILL ASSESSMENT TYPE</b>	<b>INVOICE YEAR</b>	<b>BALANCE DUE</b>
<b>5573100</b>	<b>FIRE Registration Renewal Fee</b>	<b>2024</b>	<b>\$3,677.00</b>
<b>5599503</b>	<b>FIRE Order to Pay Penalties</b>	<b>2024</b>	<b>\$3,677.00</b>

**Total Outstanding Invoice Balance: \$7,354.00**

**ADMINISTRATIVE APPEAL RIGHTS:**

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link or addressed to:

Department of Community Affairs  
 Hearing Coordinator  
 P0 Box 809  
 Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your **Registration Number**, which is **0720-041894** and **Invoice Number**, which is **5599503**. Please enter these fields when requesting your appeal.



**Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:**

**Violation #:** FPVIO-24-00306

**Re:** 420 Bloomfield Avenue  
**Block:** 701      **Lot:** 3      **Qual:**

## **Violation Notice & Order To Pay**

**Issued To:** Location  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

**Premises:**  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

You are hereby notified that a fire official inspected the above referenced premises and determined that there is a violation of the fire code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the fire official shall result in possible penalty assessment in compliance with this code.

**Inspection Date:** 9/24/2024

**Violations to be Abated by:** 10/24/2024

### The following violation(s) were found

**Section** N.J.A.C. 5:70-3,1031.1.1

**Title** Storage.

Combustible or flammable material shall not be placed, stored or kept in any portion of an exit, elevator car or hoist way, or at the bottom of a stairway, fire escape or other means of escape, unless such space is enclosed and protected as required by the construction code in effect at the time of first occupancy. Such storage shall be located so the presence or burning of the materials will not obstruct or render hazardous the means of egress.

### The following fine(s) have been issued as a result of this violation.

**Title:** Penalty

**Amount:** \$250.00

**Due Date** 10/24/2024

**Title:** Dedicated Penalty of 250

**Amount:** \$250.00

**Due Date** 10/24/2024

### Summary of infraction

Combustible materials in exit pathway

**You may call the Fire Prevention office if you have any further questions concerning this matter.**

(973)857-4761

Department Official

Date Printed 9/24/2024



**Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:**

Violation #: FPVIO-24-00307

Re: 420 Bloomfield Avenue  
Block: 701 Lot: 3 Qual:

## **Violation Notice & Order To Pay**

Issued To: Location  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Premises:  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

You are hereby notified that a fire official inspected the above referenced premises and determined that there is a violation of the fire code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the fire official shall result in possible penalty assessment in compliance with this code.

Inspection Date: 9/24/2024

Violations to be Abated by: 10/24/2024

### The following violation(s) were found

Section N.J.A.C. 5:70-3,609.3.3.3

Title Records.

Records for inspections shall state the individual and company performing the inspection, a description of the inspection identifying all areas and parts of ventilation system that were cleaned and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.

### The following fine(s) have been issued as a result of this violation.

Title: Penalty  
Amount: \$250.00  
Due Date 10/24/2024

Title: Dedicated Penalty of 250  
Amount: \$250.00  
Due Date 10/24/2024

### Summary of infraction

Hood Cleaning required on all kitchen hood systems

**You may call the Fire Prevention office if you have any further questions concerning this matter.**

(973)857-4761

Department Official

Date Printed 9/24/2024



# State of New Jersey

Department of Community Affairs  
Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

**Business Name:** RICHLFIELD REGENCY CATERERS  
**Business Owner:** RVJ CORP T:A RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AV  
Verona, NJ 07044

**Type:** FIRE Registration Renewal Fee  
**Issue Date:** 8/6/2024  
**Invoice#:** 5573100  
**Invoice Year:** 2024  
**Due Date:** 9/5/2024

## General Information:

The Life Hazard Use Registration Fee(s) and/or annual permit application fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C 5:70-2.4 is assessed an annual registration fee, and each permit activity as defined by N.J.A.C. 5:70-2.7, in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of 9/30/2024 pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore, the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**Payment Information:** Payments may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to [bfcecodeadmin@dca.nj.gov](mailto:bfcecodeadmin@dca.nj.gov) or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**BUSINESS ADDRESS:**  
RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AVE  
VERONA BORO, ESSEX COUNTY

## Correspondence Address:

Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

REGISTRATION NUMBER	USE CODE	CATEGORY	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
0720-041894-001-001	LHU Code: CI01	CI01	FIRE Registration Renewal Fee	\$3,677.00	\$3,677.00

**TOTAL CURRENT INVOICE CHARGES ASSESSED** **\$3,677.00**

**Detach and return ONLY this portion with your check made payable to Treasurer, State of New Jersey. Please write your  
Invoice # and Registration # on your check.**

**BFCE**

RVJ CORP T:A RICHLFIELD REGENCY CATERERS	Invoice #: 5573100	Issue Date: 8/6/2024
RICHLFIELD REGENCY CATERERS 420 BLOOMFIELD AV Verona, NJ 07044	Reg #: 0720-041894	Amount Due: \$3,677.00
	Mail Payment to: State of New Jersey DCA BFCE -- DORES P.O. Box 663 Trenton, NJ 08646-0663	Please pay this amount by: 9/5/2024

<b>PREVIOUS OUTSTANDING INVOICE CHARGES</b>	<b>\$3,677.00</b>
<b>TOTAL AMOUNT DUE</b>	<b>\$7,354.00</b>

<b>BILL #</b>	<b>BILL ASSESSMENT TYPE</b>	<b>INVOICE YEAR</b>	<b>BALANCE DUE</b>
<b>5573100</b>	<b>FIRE Registration Renewal Fee</b>	<b>2024</b>	<b>\$3,677.00</b>
<b>5599503</b>	<b>FIRE Order to Pay Penalties</b>	<b>2024</b>	<b>\$3,677.00</b>

**Total Outstanding Invoice Balance: \$7,354.00**

**ADMINISTRATIVE APPEAL RIGHTS:**

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link or addressed to:

Department of Community Affairs  
 Hearing Coordinator  
 P0 Box 809  
 Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your **Registration Number**, which is **0720-041894** and **Invoice Number**, which is **5573100**. Please enter these fields when requesting your appeal.



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809  
609-633-6144

### LIFE HAZARD USE CERTIFICATE OF REGISTRATION

Certificate Number: 1443325

**Registration No.:** 0720041894  
**Business Name:** RICHFIELD REGENCY CATERERS  
**Business Address:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County  
**Municipality/County:** Verona Twp / Essex  
**Building Name:** RICHFIELD REGENCY CATERERS  
**User Assigned Building #:** 1  
**Building Address:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County  
**Floor #:**  
**Location:**

**Primary Business Owner:**  
RVJ CORP T:A RICHFIELD REGENCY CATERERS

**Customer ID:** O211479

**Primary Business Owner Address:**  
420 BLOOMFIELD AV  
Verona, NJ 07044

**LHU No.:** 0720041894000101  
**LHU Code:** CI01

**Issuance Date:** 9/5/2022  
**Expiration Date:** 9/5/2023

**LHU Description:**

**Eating and/or drinking establishments with a maximum permitted occupancy of 1,000 or more persons.**

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN THIRTY DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN INFORMATION PROVIDED IN THE REGISTRATION APPLICATION FORM, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN THIRTY DAYS OF SUCH CHANGE. FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1983, CHAPTER. 383 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.

Lt. Governor  
Sheila Y. Oliver, Commissioner  
Department of Community Affairs



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 1 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
Invoice Year: 2022  
Customer ID: 0211479  
Due Date: 11/22/2022

**General Information:**

Pursuant to Section 10 of the Uniform Fire Safety Act (N.J.S.A. 52:27D-201) you are in violation for failure to pay annual your Life Hazard Use registration fee. Therefore, you are hereby ORDERED to pay annual Life Hazard Use registration fee(s) AND fee penalty pursuant to N.J.A.C. 5:70-2.12 in the amount of \$7,354.00 within 30 days of receipt of this Order.

Be advised that the Act states: "The owner of a life hazard use or high-rise structure shall pay the annual fee within 30 days of the day on which it is demanded by the department or the local enforcing agency. " Having failed to comply, a PENALTY has been assessed pursuant to N.J.A.C. 5:70-2.12 which states; "Failure to pay the required annual registration fee after having been ordered to do so – an amount equal to the unpaid registration fee for each registration may be assessed." Payment of the fee and/or judgment after imposition of the penalty shall not absolve the owner from responsibility for the penalty nor shall payment of the penalty be deemed to absolve the owner from the obligation to pay the fee. If you believe that the content of the billing information is incorrect, you may provide documentation supporting a bill modification; however, providing such documentation does not alleviate your obligation to pay the remaining balance of the Order within the stated timeframe.

**BUSINESS ADDRESS:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to BFCECodeAdmin@dca.nj.gov or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**Correspondence Address:**  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

ID	ASSESSMENT DESCRIPTION	AMOUNT CHARGED
1	BFCE Order to Pay Penalties	\$3,677.00
2	BFCE Registration Renewal Fee	\$3,677.00

**Detach and return ONLY this portion with your check made payable to  
Treasurer, State of New Jersey.** Please write your Customer ID on your check.

Invoice #: 2630813

Payment Amount \_\_\_\_\_

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

Customer ID: 0211479

Current Charge: \$7,354.00

420 BLOOMFIELD AV  
Verona, NJ 07044

Mail payment to:  
State of New Jersey  
DCA BFCE - DORES  
PO Box 663  
Trenton, NJ 08646-0663

Please pay this amount by:  
11/22/2022



1

State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 2 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813

RVJ CORP T:A RICHFIELD REGENCY CATERERS

Customer ID: O211479  
Due Date: 11/22/2022

<b>TOTAL INVOICE CHARGES ASSESSED</b>	<b>\$7,354.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>	<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>	<b>\$7,354.00</b>

#### ADMINISTRATIVE APPEAL RIGHTS:

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website ([www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)) under the DCA RIMS Online Services link or addressed to:

Department of Community Affairs  
Hearing Coordinator  
PO Box 809  
Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your Registration Number, which is **0720041894**, and Order Number, which is **34570840**. Please enter these fields when requesting your appeal.



State of New Jersey  
Department of Community Affairs  
Division of Fire Safety  
Bureau of Fire Code Enforcement

Page 1 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
Invoice Year: 2022  
Customer ID: O211479  
**Due Date:** **09/05/2022**

**General Information:**

This invoice reflects each Life Hazard Use registered with the Division of Fire Safety. These fees are based on occupancy, hazard, size and complexity of your business. Sixty-five percent of this fee is rebated to your local enforcing agency (LEA) to defray their costs of code enforcement, fire prevention and fire investigation. LEA costs include salaries, training, materials and office overhead. If you disagree with your classification, please discuss your concerns with your local fire official.

**BUSINESS ADDRESS:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website, under the DCA RIMS Online Services link.

[www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)

All payments made by mail should be **mailed to the address listed on the stub and must include the stub**. The stub should clearly indicate the payment amount. Do not mail correspondence with the payment, as this will delay a response and processing your payment.

ID	REGISTRATION NUMBER	USE CODE	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
1	0720041894000101	CI01	BFCE Registration Renewal Fee	\$3,677.00	\$3,677.00
<b>TOTAL INVOICE CHARGES ASSESSED</b>					<b>\$3,677.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>					<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>					<b>\$3,677.00</b>

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Detach and return **ONLY** this portion with your check made payable to Treasurer, State of New Jersey. Please write the invoice number and your Customer ID on your check.

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Registration #: 0720041894  
Invoice #: 2630813  
Customer ID: O211479

Payment Amount \_\_\_\_\_

Current Charge: \$3,677.00

**Mail payment to:**  
State of New Jersey  
DCA BFCE - DORES  
PO Box 663  
Trenton, NJ 08646-0663

Please pay this amount by:  
09/05/2022



State of New Jersey  
Department of Community Affairs  
Division of Fire Safety  
Bureau of Fire Code Enforcement

Page 2 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
  
Customer ID: O211479  
Due Date: 09/05/2022

If you have any questions or concerns regarding this bill, please call **(609) 633-6132** or email **BFCECodeAdmin@dca.nj.gov** before the due date.

Written correspondence with a copy of the invoice may be sent to:

State of New Jersey  
Division of Fire Safety  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

**Appeal Rights:**

If you disagree with the Life Hazard Use classification in the enclosed notice, you can appeal. To be considered, an appeal must be filed in writing by the 15<sup>th</sup> day (24 hours for imminent hazards) after receipt of the enclosed order. Appeals received after this will be denied. A REGISTRATION FEE IS NOT APPEALABLE; only the use code may be appealed. If a request is received appealing the fee, it will be denied. Requests may be made online at the Division of Fire Safety's website ([www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)) under the DCA RIMS Services link or addressed to:

Hearing Coordinator  
Department of Community Affairs  
PO Box 809  
Trenton, New Jersey 08625-0809

In accordance with the rules set forth under the Administrative Procedures Act (N.J.S.A. 52:14B-1 et seq.), an appeal request must identify and state the basis for the disagreement. Additionally, all correspondence should include your registration number.

ONLY MATTERS DEEMED TO BE CONTESTED CASES as defined by the Administrative Procedures Act will be scheduled for a hearing. You will be notified in advance of the time and place, if a hearing is scheduled.

You are advised that, at a hearing, a corporation may be represented only by (1) a licensed attorney, or (2) a person who submits a written authorization bearing the corporate seal and specifying that, by means of corporate resolution, he has been nominated as corporate agent in this matter. If you elect to submit an appeal for your assigned Life Hazard Use Code online, you will be asked to supply your Registration Number, which is **0720041894**, and Order Number, which is **34352495**. Please enter these fields when requesting your appeal.

FPB Copy

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 5

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 5/2/2022 Inspector: Connor McCann - 183907 Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City, State, Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

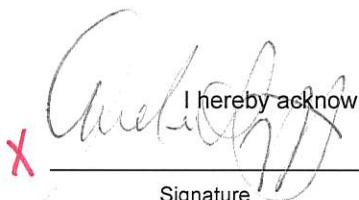
YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By:

Verona Fire Official or Designee

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

  
X \_\_\_\_\_ Signature \_\_\_\_\_  
X ANDREA STAGOFF RECEPTIONIST X 5/5/22  
Printed Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

### APPEAL RIGHTS-EXTENSIONS

>See final page for information concerning your administrative appeal rights<

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Fire Code Violations

Page 2 of Page 5  
Registration No. 0720-41894-001-01

Date 5/2/2022

Inspector Connor McCann - 183907

Local ID - 2850.00

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

**Violations cited on the above premises are as follows:**

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	All kitchens	Hood cleaning must be completed and schedule forwarded to FPB.	N.J.A.C. 5:70-3, 904.2.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
2	Front kitchen.	Excessive grease accumulation on kitchen suppression system caps.	N.J.A.C. 5:70-3, 102.1.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
3	Rear kitchen.	Excessive grease accumulation on kitchen suppression system caps.	N.J.A.C. 5:70-3, 102.1.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
4	Room off of backside of kitchen.	Extension cords shall not be used as permanent wiring.	N.J.A.C. 5:70-3, 605.5	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
5	Throughout.	All emergency lighting must be operable when tested.	N.J.A.C. 5:70-3, 604.4	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
6	Throughout.	All exit signs must be illuminated at all times.	N.J.A.C. 5:70-3, 1013.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022

Maintenance  
 Continuation Sheet  
 Retrofit  
 If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Fire Code Violations

Page 3 of Page 5

Registration No. 0720-41894-001-01

Date 5/2/2022

Inspector Connor McCann - 183907

Local ID - 2850.00

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
7	N/A	Fire Alarm System reports must be forwarded to FPB.	N.J.A.C. 5:70-3, 901.6.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
8	N/A	Sprinkler reports and inspection must be forwarded to FPB.	N.J.A.C. 5:70-3, 901.6.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
9	Linen room.	Linens stored to close to ceiling.	N.J.A.C. 5:70-3, 315.3.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
10	Throughout (Basement especially)	All protrusions in ceiling and missing ceiling tiles must be repaired/replaced.	N.J.A.C. 5:70-3, 703.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
11	Rear, Claremont Ave side.	(11) compressed gas cylinders unsecured in rear of building.	N.J.A.C. 5:70-3, 5303.5.3	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
12	Rear outside, Claremont Ave side	Propane tanks stored in unvented storage shed with combustibles.	N.J.A.C. 5:70-3, 6104.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022

				Abate by: 6/1/2022
13	Basement.	Snowblowers must be removed from basement.	N.J.A.C. 5:70-3, 102.1.1	I-FPI-22-192(Connor McCann)5/2/2022

Inspection Summary Key:

I - Initial    U - Violation Unabated    A - Violation Abated    R - Repeat Violation  
 Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Administrative Appeal Rights

Page 5 of 5

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act that is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### Extensions

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

### Penalties

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

### Notice:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 4

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 3/31/2021 Inspector: Matt Gifford Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City.State.Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By:

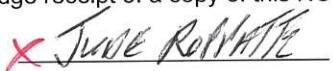


Verona Fire Official or Designee

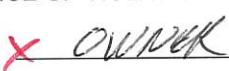
I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.



Signature



Printed Name



Title



Date

### APPEAL RIGHTS-EXTENSIONS

&gt;See final page for information concerning your administrative appeal rights&lt;

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit
  - If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 2 of Page 4

Registration No. 0720-41894-001-01

Date 3/31/2021

Inspector Matt Gifford -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	Downstairs kitchen.	Exit sign must be operational.	N.J.A.C. 5:70-3, 604.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
2	Basement by conveyor.	Exit sign must be operational.	N.J.A.C. 5:70-3, 604.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
3	Far basement ceiling.	Open junction box not permitted.	N.J.A.C. 5:70-3, 605.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
4	Throughout building.	Sprinkler system must be tested and inspected.	N.J.A.C. 5:70-3, 903.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
5	Main kitchen.	Hood suppression system must be testing and inspected.	N.J.A.C. 5:70-3, 904.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
6	Downstairs kitchen.	Hood suppression system must be tested and inspected.	N.J.A.C. 5:70-3, 904.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ 07044

Owner or Agent Richfield Regency

## Fire Code Violations

Maintenance  
 Continuation Sheet  
 Retrofit  
 If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 3 of Page 4

Registration No. 0720-41894-001-01

Date 3/31/2021

Inspector Matt Gifford -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
-----	----------	----------------------	----------------	--------------------

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation

Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

5:71-3.7(b)3.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

**Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044**

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act that is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### **Extensions**

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

### **Penalties**

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

### **Notice:**

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 1 of 1

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2020  
Invoice #: 2488908  
Invoice Year: 2020  
Customer ID: O211479  
Due Date: 09/05/2020

**General Information:**

The Life Hazard Use Registration Fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C 5:70-2.4 is assessed an annual registration fee in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of September 20, 2020 pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**BUSINESS ADDRESS:**

420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6144 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to BFCECodeAdmin@dca.nj.gov or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**Correspondence Address:**

Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

ID	REGISTRATION NUMBER	USE CODE	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
1	0720041894000101	CI01	BFCE Registration Renewal Fee	\$3,677.00	\$3,677.00
<b>TOTAL INVOICE CHARGES ASSESSED</b>					<b>\$3,677.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>					<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>					<b>\$3,677.00</b>

Detach and return ONLY this portion with your check made payable to  
Treasurer, State of New Jersey. Please write your Customer ID on your check.

Invoice #: 2488908

Payment Amount \_\_\_\_\_

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

Customer ID: O211479

Current Charge: \$3,677.00

420 BLOOMFIELD AV  
Verona, NJ 07044

Mail payment to:

State of New Jersey

DCA BFCE - DORES

PO Box 663

Trenton, NJ 08646-0663

Please pay this amount by:

09/05/2020

# Verona Fire Prevention Bureau

880 Bloomfield Avenue  
Verona, New Jersey 07044  
(Tel) 973 857-4761  
(Fax) 973 857-5272

**Fire Inspector/Fire Investigator**

(Email) [vcolavitti@veronanj.org](mailto:vcolavitti@veronanj.org)

**Licensed Fire Protection Sub-Code Official**

*Vincent A. Colavitti Jr., CFEI*

---

September 18, 2019

Subject: Exit signs and emergency lighting that need repair

1. Basement staircase outside of accounting office. (Replace entire light)
2. Outside basement kitchen in TLR Room.
3. Staircase from Chapel leading to outside before going up steps to Regency Room.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: 973 857-4761

# INSPECTION REPORT

Annual  Semi-annual

Quarterly  Complaint

B.11 Zolna 973-418-1731

Municipal Code <b>07044</b>	Occupancy Load	LHU Class <b>CI01</b>	BOCA Use Group	Seasonal	Registration Number <b>080041894</b>		
Name of the Premises <b>Litchfield Regency</b>			Street Address (Actual Physical Location) <b>420 Bloomfield Ave</b>				
Municipality (Actual Physical Location) <b>Verona</b>			New Jersey	Telephone <b>973-239-6237</b>			
Business Mailing Address <b>C.A.A.</b>			Street/PO Box				
City			State	Zip Code	Telephone		
Business Owner Name <b>Mark Rappato</b>			Business Owner Address <b>2 Chestnut Court</b>				
City <b>Cedar Grove</b>			State <b>N.J.</b>	Zip Code <b>07009</b>	Telephone <b>973-418-1731</b>		
Building/Property Owner Name <b>V.E.J. Realty Ass. LLC</b>			Building/Property Owner Address <b>420 Bloomfield Ave</b>				
City <b>Verona</b>			State <b>N.J.</b>	Zip Code <b>07044</b>	Telephone <b>973-418-1731</b>		
Attic	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Exit Signs	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Stories <b>2</b>	Area (In Square Feet)
Basement	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Emergency Lights	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Exits	Building
Roof Hatches	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Fire Escape	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Main Level	LHU
Skylights	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Elevators	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Exits	
Specific Hazards	<input type="checkbox"/> Listed on Back		Elevator Recall	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Upper Levels	Basement
<i>Last done 9/18</i>			<i>Last 10-29-18</i>			Permits	
Extinguishers	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Date	Fire Detection System			<input type="checkbox"/> Annual
Test Records	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Inspected	<input checked="" type="checkbox"/> no	<input type="checkbox"/> n/a	Local	<input type="checkbox"/> Temporary
Cooking Protected	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	( ) n/a	Alarms			Type
Test Records	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Inspected	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Central	
<i>Last 9-28-18 Need March 7 Sept</i>			<i>Last 10-31-18</i>			<input type="checkbox"/> Smoke Detectors - Wired	<input type="checkbox"/> yes
Sprinklers	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	( ) n/a	<input type="checkbox"/> Smoke Detectors - Battery			<input type="checkbox"/> no
	<input type="checkbox"/> full	<input type="checkbox"/> partial		<input type="checkbox"/> Heat Detectors			<input type="checkbox"/> yes
	<input type="checkbox"/> basement	<input type="checkbox"/> spray booth		<input type="checkbox"/> Manuzzi Pull			<input type="checkbox"/> no
Fire Dept Connection	<input type="checkbox"/> yes	<input type="checkbox"/> no		Test Records			<input type="checkbox"/> yes
Sprinkler Alarm	<input type="checkbox"/> yes	<input type="checkbox"/> no		<input type="checkbox"/> no			<input type="checkbox"/> no
Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no		<input type="checkbox"/> Date Inspected			<input type="checkbox"/> n/a
Date Inspected	<i>10-31-18</i>		<i>10-31-18</i>			<input type="checkbox"/> Standpipes	<input type="checkbox"/> yes
Fire Pumps	<input type="checkbox"/> yes	<input type="checkbox"/> no		<input type="checkbox"/> no			<input type="checkbox"/> no
Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no		<input type="checkbox"/> Alarm			<input type="checkbox"/> n/a
Date Inspected	<i>10-31-18</i>		<i>10-31-18</i>			<input type="checkbox"/> local	<input type="checkbox"/> no
Emergency Generator	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	<input type="checkbox"/> Fire Dept Connection			<input type="checkbox"/> central
Records	<input type="checkbox"/> yes	<input type="checkbox"/> no		<input type="checkbox"/> yes			<input type="checkbox"/> no
				<input type="checkbox"/> Test Records			<input type="checkbox"/> no
				<input type="checkbox"/> Date Inspected			<input type="checkbox"/> n/a
<i>Emergency Plans &amp; Dir (Y) yes (N) no</i>			<i>Updated (Y) yes (N) no</i>			P.O.C <i>Name _____ Phone # _____</i>	
Floor Construction	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	<input type="checkbox"/> Trusses	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Bearing Wall	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Block	<input type="checkbox"/> Wood	<input type="checkbox"/> Acoustic	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	
Ceiling	<input type="checkbox"/> Plaster	<input type="checkbox"/> Sheet Rock	<input type="checkbox"/> Wood	<input type="checkbox"/> Rafters	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	
Roof Construction	<input type="checkbox"/> Concrete	<input type="checkbox"/> Rein. Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Hot Air	<input type="checkbox"/> Steam	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> Good	<input type="checkbox"/> Poor	
Electric	<input checked="" type="checkbox"/> Fuses	<input checked="" type="checkbox"/> Circuit Breakers		<input type="checkbox"/> Wiring			
Inspector (print)			Certification #			Number of Violations <b>9-18-19</b>	
I-112 Revised 8/03 Report Reviewed By:						Maint:	Retro:
						Comments on Back: <input type="checkbox"/> yes	

## INSPECTION HISTORY

Property Owner \_\_\_\_\_

**Address** \_\_\_\_\_

Inspection date \_\_\_\_\_ Inspector \_\_\_\_\_

**Abatement date** \_\_\_\_\_

## **Violation Abatement Record**

Date	Comments/Action
------	-----------------

Hard & Cypresswood mezzes - Kosher Kitchen

Cooker outside Kosher Kitchen OSS

- Replace ceiling tiles above Blue room entrance.
- Exit signs out of every room towards chpks
- Chpks exit corrs blocked by flowers & lights on floor.
- Exit sign outside of lower Kitchen TLR - rooms - TLR - 6
- Acc off basement staircase FL 005.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

# Inspection Report

Local ID

2850.00

Registration Number

0720-41894-001-01

Inspection Type

Municipal Code

Occupancy Load

LHU Code/Local Type

Use Group

Seasonal

Mailing Information if different from Business Name

**Business**

Richfield Regency

420 Bloomfield Avenue

Verona

NJ 07044 973 239-6234

**Owner**

V & J REALTY ASSOC., LLC

420 BLOOMFIELD AVENUE

VERONA

NJ 07044

**Emergency Contacts**

Bill Zolna

Telephone

(973) 418-1728

Rocco-maintenance

(201) 595-9944

Knox To left of front door by bushes

Owner Email

Email

*Fail*  
charismahair 007 @ Gmail.com

<input type="checkbox"/> Annual	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Complaint			
Attic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exit Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stories <u>2</u>	Area (in Sq. Ft.)
Basement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Emergency Lights	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exits Per Floor	Building: _____
Roof Hatches	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire Escape	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		LHU <u>0</u>
Skylights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Basement _____
		Elevator Recall	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

<b>Extinguishers</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fire Detection System</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Permits</b>
Test Records	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Test Records	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Annual
<b>Cooking Protected</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	Smoke Detectors - Hard Wired	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Temporary
Test Records	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Smoke Detectors - Battery	<input type="checkbox"/> Yes <input type="checkbox"/> No	Type: _____
<b>Sprinklers:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	CO Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Full <input type="checkbox"/> Basement	Heat Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Partial <input type="checkbox"/> Spray Booth	Manual Pull	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Test Records:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Alarm: <input type="checkbox"/> Local <input type="checkbox"/> Central Station		
<b>Fire Pump:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Standpipes</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Wet <input type="checkbox"/> Dry	
Test Records:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Test Records	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date Issued: _____
<b>Fire Department Connection:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fire Department Connection</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Expiration: _____
<b>Sprinkler Alarm:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Local <input type="checkbox"/> Central	Permit Number: _____
Date of last Inspection:	<u>3/30/20</u>	Date of last Inspection:		

<b>Emergency Generator:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<b>Records:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Valid C.O.(if known):</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Floor Construction</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Wood	<input type="checkbox"/> Trusses <input type="checkbox"/> Other		<input type="checkbox"/> not available
<b>Bearing Walls</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Block	<input type="checkbox"/> Wood <input type="checkbox"/> Brick	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Ceiling</b>	<input type="checkbox"/> Plaster <input type="checkbox"/> Sheet Rock	<input type="checkbox"/> Wood <input type="checkbox"/> Acoustic	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Roof Construction</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Reinf. Concrete	<input type="checkbox"/> Wood <input type="checkbox"/> Trusses	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Heating</b> <input type="checkbox"/> Oil	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Steam <input type="checkbox"/> Hot Water	<input type="checkbox"/> Hot Air <input type="checkbox"/> Other	
<b>Electric</b>	<input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breakers	<b>Wiring</b>	<input type="checkbox"/> Good <input type="checkbox"/> Poor	

Number of Violations

Maint: 6

Retro: \_\_\_\_\_

3/31/2021

Inspection Date

5:71-3.7(b)1. Report Reviewed \_\_\_\_\_

Version:21.1.7

Comments on Back:

## Inspection History

Property Richfield

## Address

**Inspection Date** \_\_\_\_\_

**ABATEMENT DATE**

## Violation Abatement Record

Date	Comments/Action
✓	Exit light - Downstairs kitchen - 604.6
✓	Exit light - Basement by conveyor - 604.6
✓	Open junction box - Far basement ceiling - 605.6
-	<del>Hood system reports - All kitchens</del>
✓	Sprinkler report - 903.5
✓	Hood system report - Main kitchen - 904.5
✓	" " " - Downstairs Kitchen - 904.5

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 3

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 9/18/2019 Inspector: Vince Colavitti Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City.State.Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By: \_\_\_\_\_

Verona Fire Official or Designee

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

Signature

Printed Name

Title

Date

### APPEAL RIGHTS-EXTENSIONS

>See final page for information concerning your administrative appeal rights<

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit  
if box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 2 of Page 3

Registration No. 0720-41894-001-01

Date 9/18/2019

Inspector Vince Colavitti -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	See attached list.	Exit signs and emergency lighting to be repaired and operational at all times.	N.J.A.C. 5:70-3, 604.6	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
2	All three kitchens.	Hood exhaust systems, baffles/filters and suppression nozzles need to be cleaned.	N.J.A.C. 5:70-3, 609.3.3.2	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
3	Above main entrance to Kosher kitchen.	Carbon monoxide detector not functioning. Needs to be service and operational.	N.J.A.C. 5:70-3, 901.6.3	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
4	Above entrance to Blue Room by Kosher kitchen main entrance.	Missing and removed ceiling tiles need to be replaced.	N.J.A.C. 5:70-3, 703.1	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019

#### Inspection Summary Key:

I - Initial    U - Violation Unabated    A - Violation Abated    R - Repeat Violation  
Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
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Fax:

## Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

**Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044**

In Accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The Date of the act, which is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### **Extensions**

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which the extension is applied.

### **Penalties**

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

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Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal court.

### **Notice:**

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Code Reference

Location 420 Bloomfield Avenue

Inspection Number: FPI-19-393 Inspector: Vince Colavitti

Inspection Notes:

### Statute Rule

N.J.A.C. 5:70-3,604.6

### Statute Text

Emergency lighting and exit signs shall be inspected and tested in accordance with Sections 604.6.1 through 604.6.2.1. All emergency lighting fixtures and components shall be maintained unobstructed, operable, and properly aimed to provide adequately illumination. Where obstructed, misaligned or inoperable, they shall be immediately repaired.

N.J.A.C. 5:70-3,609.3.3.2

If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

N.J.A.C. 5:70-3,901.6.3

Carbon monoxide alarms shall be maintained in accordance with NFPA 720 and the manufacturer's instructions.

N.J.A.C. 5:70-3,703.1

The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

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Date 9/18/2019

Inspector Vince Colavitti -

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5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

# Verona Fire Prevention Bureau

880 Bloomfield Avenue  
Verona, New Jersey 07044  
(Tel) 973 857-4761  
(Fax) 973 857-5272

**Fire Inspector/Fire Investigator** (Email) [vcolavitti@veronanj.org](mailto:vcolavitti@veronanj.org)  
**Licensed Fire Protection Sub-Code Official**  
*Vincent A. Colavitti Jr., CFEI*

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September 18, 2019

Subject: Exit signs and emergency lighting that need repair

1. Basement staircase outside of accounting office. (Replace entire light)
2. Outside basement kitchen in TLR Room.
3. Staircase from Chapel leading to outside before going up steps to Regency Room.