

 Please read the yellow sheet on smoke detectors
Borough of Victory Gardens

337 South Salem Street
Victory Gardens, Dover, New Jersey 07801
(973) 366-5312 • (973) 361-8121 • Fax (973) 366-9711

Deborah Evans
Clerk/Administrator

David Holeman Jr.
Mayor

CERTIFICATE OF COMPLIANCE

RENTAL:

PROPERTY OWNER NAME & ADDRESS:

INSPECTION DATE:

ISSUANCE DATE:

TENANTS NAME &
ADDRESS:

This unit has been inspected by a designated officer of the Borough of Victory Gardens and has been found to be in compliance with the Property Maintenance Code. The Borough Code requires that all residential rental properties within the Borough be inspected each time there is a change of occupancy.

A copy of this Certificate should be given to the tenant from the homeowner.

COST: \$60.00 per unit.

ISSUED BY: CODE ENFORCEMENT OFFICER

FIRE OFFICIAL

This form stays in the Borough and copy given to home owner.
Homeowner must give copy to tenant.

Contact # of Owner:

Contact # of Tenant:

Year

Landlord Identity Statement
One and Two Unit Dwelling Registration Form
N.J.A.C.5:29-1.2 thru 5:29-2.2

The following information is needed by the Borough of Victory Gardens:

Tenant's Name: _____

Tenant's Address: _____

Number of Bedrooms: _____ Square Footage of Building: _____

Number of Adults: _____ Number of Children: _____

Phone Number of Tenant: _____

PURSUANT TO N.J.S.A. 46:8-27 thru 37

5:29-1.2

One and two-unit dwelling registration form

- (a) The form of the certificate of registration to be filed with the municipal clerk and distributed to tenants by owners of non-owner occupied one and two unit dwellings shall be substantially as follows

1. The names and addresses of all record owners of the building or of the rental business (including all general partners in the case of a partnership) are as follows:

2. If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are::

☐ Record owner is not a corporation (Place an X)

3.If the address of any record owner is not located in the county in which the dwelling is located, the name and address of a person who resides in the county and is authorized to accept notices from a tenant, to issue receipts for those notices and to accept service of process on behalf of the out-of-county record owner(s) are as follows:

☐ The addresses of all record owners in the county in which the dwelling is located:

4.The name and addresses of the managing agent are as follows:

☐ There is NO managing agent

5.The names and address (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service are as follows:

☐ There is no superintendent, janitor, custodian or other person employed to provide regular maintenance service.

6. The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service or system, and who has authority to make emergency decisions concerning the building, including the making of repairs and expenditures, are as follows:

7. The names and addresses of all holders of recorded mortgages on the property are as follows:

☐ There is no recorded mortgage on the property.

8. If fuel oil is used to heat the building and the landlord furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

Dealer Name:

Dealer Address

Oil Grade:

☐ The building is not heated by fuel oil ☐ The building is heated by fuel oil, but the landlord does not supply heat

/ /

Date

Landlord or Authorized Representative

THIS FORM TO BE FILED WITH THE MUNICIPL CLERK AND DISTRIBUTED TO TENANTS.

This form created by Rentlaw.com – Landlord and Tenant Guides <http://www.rentlaw.com>



Victory Gardens Fire Prevention Bureau

337 South Salem St., Victory Gardens,

Dover, New Jersey 07801

(973) 366-5312 (973) 361-8121 Fax (973) 366-9711

DETECTOR AND EXTINGUISHER REQUIREMENTS

FROM: Christopher Barrella, Fire Official *CB*

DATE: 1-JAN-17

The requirements for installation of Smoke Detectors, CO detectors and Fire Extinguishers are as follows;

- * (1) Smoke Detector on each level of the building (i.e. basement, 1st Floor, 2nd Floor, Attic, etc)
- * (1) Smoke Detector immediately outside the sleeping area. If multiple bedrooms exist in different areas, then (1) Smoke Detector is required immediately outside of that area as well.
- * (1) Smoke Detector INSIDE each bedroom
- * (1) Carbon Monoxide (CO) Detector immediately outside the sleeping area
- * (1) 2A/40BC Fire Extinguisher

Combination Smoke and CO Detectors may be utilized and must be installed per manufactures instructions.

Detectors must be mounted 6 inches from a horizontal wall if ceiling mounted, or 6 inches from the ceiling if wall mounted.

Please refer to the instructions provided with the Detectors and Fire Extinguisher for proper installation.

For additional information on how and where to install your detectors, see the attached. Contact me at (973) 583-3483 if you have any questions or concerns.

Thank you for your anticipated cooperation regarding this matter.

It's important to have enough smoke alarms in your home. Fire research has demonstrated that with today's modern furnishings, fires can spread much more rapidly than in the past when more natural materials were used. Because of this, having a sufficient number of properly located smoke alarms is essential to maximize the amount of available escape time. Fire Code has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

- Choose smoke alarms that have the label of a recognized testing laboratory.
- Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement.
- On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.
- Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level.
- Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking.
- Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm).
- If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

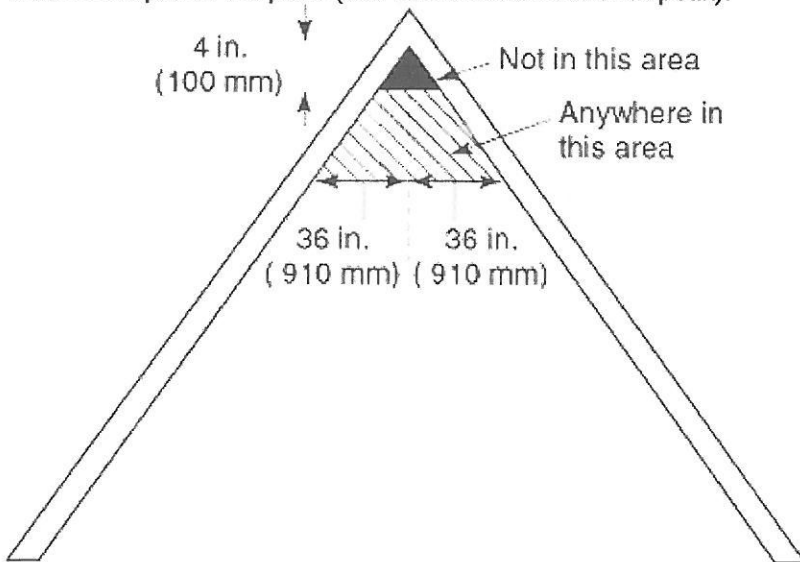


Figure A.29.8.3.1 from

(2013 edition).

- Don't install smoke alarms near windows, doors, or ducts where drafts might interfere with their operation.
- Never paint smoke alarms. Paint, stickers, or other decorations could keep the alarms from working.

- Never paint smoke alarms. Paint, stickers, or other decorations could keep the alarms from working.
- For the best protection, interconnect all smoke detectors. When one smoke alarm sounds they all sound. Interconnection can be done using hard-wiring or wireless technology.
- When interconnected smoke alarms are installed, it is important that all of the alarms are from the same manufacturer. If the alarms are not compatible, they may not sound.
- There are two types of smoke alarms – ionization and photoelectric. An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or combination ionization-photoelectric alarms, also known as dual sensor smoke alarms, are recommended.
- Keep manufacturer's instructions for reference.

TESTING SMOKE ALARMS

- Smoke alarms should be maintained according to manufacturer's instructions.
- Test smoke alarms at least once a month using the test button.
- Make sure everyone in the home understands the sound of the smoke alarm and knows how to respond.
- Follow manufacturer's instructions for cleaning to keep smoke alarms working well. The instructions are included in the package or can be found on the internet.
- Smoke alarms with non-replaceable 10-year batteries are designed to remain effective for up to 10 years. If the alarm chirps, warning that the battery is low, replace the entire smoke alarm right away.
- Smoke alarms with any other type of battery need a new battery at least once a year. If that alarm chirps, warning the battery is low, replace the battery right away.
- When replacing a battery, follow manufacturer's list of batteries on the back of the alarm or manufacturer's instructions. Manufacturer's instructions are specific to the batteries (brand and model) that must be used. The smoke alarm may not work properly if a different kind of battery is used.

CO alarms should be mounted in or near bedrooms and living areas. It is recommended that you install a CO alarm on each level of your home. When choosing your installation locations, make sure you can hear the alarm from all sleeping areas. If you install only one CO alarm in your home, install it near bedrooms, not in the basement or furnace room. • When wall mounting, place out of reach of children. Under no circumstances should children be allowed to handle the CO alarm. • Placing the alarm at eye level allows for optimum monitoring of the digital display.

Locations To Avoid IMPORTANT: Improper location can affect the sensitive electronic components in this alarm. To avoid causing damage to the unit, to provide optimum performance, and to prevent unnecessary nuisance alarms: • Do not install in kitchens, garages or furnace rooms that may expose the sensor to substances that could damage or contaminate it. • Do not install in areas where the temperature is colder than 0°C or hotter than 40°C such as crawl spaces, attics, porches and garages. • Do not install within 3 feet.