



GUREGHIAN, VAHAN H & DANIELLE
[REDACTED]
[REDACTED]

January 25, 2024

****Notice of Violation and Order to Abate****

Ref: Block 56.03 Lot 13 - 5609 DUNE DRIVE, Avalon, NJ 08202

Dear Sir or Madam:

As a result of an inspection of the above captioned property, we find the following in violation of the Borough Ordinance(s);

1 - 23-3.1

Except as provided herein, it shall be unlawful for any person or persons, including any natural person, corporation, partnership, association or any of their agents or employees to disturb, remove, or redistribute any sand and/or vegetation on or from privately owned property located within the Beach Dune Area.

2 - 16-5.2


The removal, pruning or topping of any tree, shrub or plant from public property is prohibited unless done in conjunction with the application and participation in an approved project under the Dune Vegetation Management Plan, or otherwise with the Borough's consent. The Borough's consent shall be obtained by written application to the Business Administrator who shall consult with Department / Division Heads, Borough professionals and others to determine if approval should be granted or denied. Any approval shall be subject to such terms, conditions and provisions specified by the Business Administrator.

3 - 1-5.1

For violation of any provision of this Code or other ordinance of the Borough of Avalon, unless a specific penalty is otherwise provided in connection with the provision violated, the maximum penalty upon conviction of the violation shall be by one (1) or more of the following: imprisonment in the County Jail or in any place provided by the Borough for the detention of prisoners, for any term not exceeding ninety (90) days; or by a fine not exceeding two thousand (\$2,000.00) dollars; or by a period of community service not exceeding ninety (90) days.

4 - 1-5.7

If provided by specific ordinance, each and every day in which a violation of any provision of this Code or any other ordinance of the Borough of Avalon exists shall constitute a separate violation.

Title	Description	Image
DUNE AREA DISTURBED	AREA OF DISTURBANCE. PHOTO TAKEN AT 1:40PM.	

PROTECTED DUNES WERE DISTURBED BEHIND DWELLING WITH THE INSTALLATION OF GRASS AND LANDSCAPING BUFFER IN VIOLATION OF BOROUGH CODE CHAPTER 16 AND 23. YOU ARE TO REMEDIATE THE AREA BACK TO ITS ORIGINAL CONDITION IMMEDIATELY. THE PENALTY CLAUSE UNDER CHAPTER 1-5.1 WILL BE IMPOSED AND FOR EVERY DAY THAT THE VIOLATION GOES UNABATED, IT WILL COUNT AS A NEW VIOLATION EVERY DAY STARTING 1/25/24.

A re-inspection for all violations listed above and other violations may take place **March 4, 2024**. **This is the only warning that you will receive.** Future violations will result in summonses being issued for each offense on each day without prior notice of violation until the activity ceases.

Sincerely,

Paul E. Short, Sr., CPM
Code Enforcement Official
Zoning Enforcement Official
Asst. Zoning Official
Deputy Coordinator, OEM
Borough of Avalon
250 39th Street
Avalon, NJ 08202
609-967-7046 (office) 609-967-1125 (fax)
pshort@avalonboro.org www.avalonboro.org