
From: Susan Turner
Sent: Thursday, January 15, 2026 11:05 AM
To: Nicole Torres
Subject: FW: OPRA request - 313 Mercer St - Property Information

-----Original Message-----

From: Migdalia Zamora <opra+request-85940-39949d6e@requests.opramachine.com>
Sent: Thursday, January 15, 2026 10:50 AM
To: Susan Turner <sturner@phillipsburgnj.org>
Subject: OPRA request - 313 Mercer St - Property Information

Dear Town of Phillipsburg,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

1. Open and closed permits for work at the property.
2. Documents regarding any variance pending, granted or denied for the property.
3. Complaints filed by the municipality and other citations for code or other violations at the property.
4. Any pending or finalized assessments for the property.
5. Tax assessors reports, property tax card or memos regarding the property.

6. Any deed, easement or other restriction of record for the property.
7. Inspections for environmental issues, water wells, septic, cesspool and underground fuel tanks for the property.
8. The current certificate of occupancy for the property.
9. Any Liens and if so, any information on hand regarding said lien.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Migdalia Zamora

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-85940-39949d6e@requests.opramachine.com

Is sturner@phillipsburgnj.org the wrong address for OPRA requests to Town of Phillipsburg? If so, please contact us using this form:

https://link.edgepilot.com/s/07899428/3JsDxL-HSU6KCuE5CAW3aw?u=https://opramachine.com/change_request/new?body=town_of_phillipsburg

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://link.edgepilot.com/s/0420189a/OcUt8sE710qa0CwHFIQGMQ?u=https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://link.edgepilot.com/s/aca72b8c/ADtXfbpVEU6WWGuTZNeitg?u=https://opramachine.com/request/313_mercer_st_property_informati

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Warren
Phillipsburg Town

Property Record Card
01/23/26 08:39 AM

Block: 2016 Lot: 7 Qualifier: Card: 1

Location:
313 MERCER STREET
Notes:

Units: 1
Nbhd:
Model:
VCS: FL
SFLA: 1100
Floor:
Bldg Name:
Map Page: 20
Prop Class: 2
Occupancy:
Zoning: R-50
Year Built: 1900
Bldg Class: 33
Addtl Lot:
NC Interior: AVG
Bldg Desc: 2SF
Land Dim: .047 ACRE
NC Exterior: AVG
Info By: OWNER
Style: ROW-END
NC Layout: AVG

A: A-2S-B (550)
B: OP-B (60)
C: OP (70)

2119 B-2016, L-7, C-1

Room Count

	B	1	2	3	4	T
Living	0	1	0	0	0	1
Dining	0	1	0	0	0	1
Kitchn	0	1	0	0	0	1
Bath	0	0	1	0	0	1
Bed	0	0	3	0	0	3
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	3	4	0	0	7

Floor Area (footprint)

Item	Bsmnt	First Floor	Uppr Floor	Half Story	Attic
A A-2S-B	550	550	550	0	550
B OP-B	60	0	0	0	0
Totals	610	550	550	0	550

SqFt Living Area

Item	Area
First Floor	550
Upper Floor	550
Half Story	0
Fin Attic	0
Living Bsmnt	0
Unfin Area (-)	0
Total Area	1,100

Sketch Areas

Description	Sq Ft
A A-2S-B	550
B OP-B	60
C OP	70

Dwelling Detail

Element	Description
Bldg Class	33
Type	END ROW
Yr Built	1900
Height	2 STY W/AT
Style	ROW-END
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	
Foundation	BLK/CONCRT
Exterior	ALUM/VINYL
Interior	DRYWALL
Floor	MIXED
Attic/Dorm	7-1-8 DORM
Heat Src	OIL
Heat Sys	1100-FORCED AIR
Air Cond	NONE
Fireplace	NONE
Plumbing	1-3FIX BATH

Assessment History

Year	Class	Land	Improv	Net
2026	2	13,900	23,500	37,400
2025	2	13,900	23,500	37,400
2024	2	13,900	23,500	37,400
2023	2	13,900	23,500	37,400
2022	2	13,900	23,500	37,400

Attached Items

Seg	Item	Area
B	OPEN PORCH	60
C	OPEN PORCH	70
	Total Area	130

Detached Items

Desc	Area

Miscellaneous

Desc	Number

Write Ins

Desc	Value

Nicole Torres

From: Daniele Lattig
Sent: Tuesday, January 20, 2026 6:26 AM
To: Nicole Torres
Subject: RE: ORPA 2026-46 - 313 Mercer St

Good morning,

There is an open lien on the account that was sold on 12/18/24. In order to make a redemption request, please email rschneck@phillipsburgnj.org with a date that the redemption will be made. Additionally, the relationship to the property will have to be identified since redemption can only be made by a person with interest in the property.

Thank you. Have a great day!

Daniele Lattig

Daniele Lattig, CTC
Tax Collector Town of Phillipsburg
120 Filmore St.
Phillipsburg, NJ 08865
Phone 908-454-5500 Ext 307

*****CONFIDENTIALITY NOTICE*****

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

From: Nicole Torres <ntorres@phillipsburgnj.org>
Sent: Thursday, January 15, 2026 11:21 AM
To: Megan Douglas <mdouglas@phillipsburgnj.org>; Mariola Szczesny <mszczesny@phillipsburgnj.org>; Jeannine Wargo <jwargo@phillipsburgnj.org>; Daniele Lattig <taxcollector@phillipsburgnj.org>; Craig Brotons <cbrotons@phillipsburgnj.org>
Subject: ORPA 2026-46 - 313 Mercer St

Good morning,



Construction

Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Owner: FAVARAO FAMILY CORPORATION LLC
 Location: 313 MERCER STREET
 Block: 2016
 Lot: 7
 Lead Parcel: Yes
 Qualifier:
 Zip Code: 08865 Phillipsburg

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▲ Construction...

Applications... [Expand](#)

Permit Issue Date	Control Number	Permit Number	Work Type	Subcodes	Status	Close Date	Certificates	Total Cost	Agent
8/31/2000		00-0592	Alteration	B	CA and Close Date Issued	9/1/2000	CA	\$1,000	
REBUILD EXISTING PORCH									
8/2/2000		00-0525	Alteration	B	CA and Close Date Issued	8/3/2000	CA	\$2,725	
REPLACE SIDEWALK PER RCA SPECS									
2/10/2000		00-0061	Alteration	E	CA and Close Date Issued	2/11/2000	CA	\$3,685	
ELECTRIC PER RCA SPECS									
11/17/1999		99-0756	Alteration	B P	CA and Close Date Issued	11/18/1999	CA	\$4,090	
DUCT WORK & HOT WATER HEATER PER RCA SPECSHOT WATER HEATER									
12/23/1998		98-0838	Alteration	F	CA and Close Date Issued	12/24/1998	CA	\$2,566	
FURNACE									
12/7/1998		98-0807	Alteration	B	CA and Close Date Issued	12/8/1998	CA	\$1,085	
CHIMNEY LINER									
10/24/1994		94-0813	Alteration	B	CA and Close Date Issued	10/25/1994	CA	\$6,000	
REMOVE ROOFING SLATE, INSTALL NEW PLYWOOD, NEW 25 YEAR SHINGLES, INSTALL SIDING TO ENTIRE HOUSE.									

Would you like to add a application to this parcel? [Yes](#)Inspections... [Expand](#)

Date	Control Number	Permit Number	Subcode	Type	Inspector	Result	Comment	Result Comment
3/22/2002		00-0525	Building	Final	Kevin Duddy	Pass		FINAL Inspector Initials: KD
8/31/2000		00-0592	Building	Final	Kevin Duddy	Pass		FINAL Inspector Initials: KD
8/2/2000		00-0525	Building	FOOTING	Kevin Duddy	Pass		FOOTING Inspector Initials: KD
8/2/2000		00-0525	Building		Kevin Duddy	Pass		FORM Inspector Initials: KD
3/9/2000		99-0756	Building	Final	Kevin Duddy	Pass		FINAL Inspector Initials: KD
3/7/2000		99-0756	Building		Kevin Duddy	Fail		FIRE STOPS Inspector Initials: KD
3/7/2000		98-0807	Building	Final	Kevin Duddy	Pass		FINAL Inspector Initials: KD
2/16/2000		00-0061	Electrical	Final	NEWHOUSE, DAVID	Pass		FINAL Inspector Initials: DN
11/24/1999		99-0756	Plumbing		DIEFFENBACH, CARL	Pass		FIXTURES Inspector Initials: CD
11/24/1999		99-0756	Plumbing	Final	DIEFFENBACH, CARL	Pass		FINAL Inspector Initials: CD

Violations...

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)**Ongoing Applications...**

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)▼ **Complaints...**▼ **Land Use...**▲ **Code Enforcement...****Property Registration...**

No Property Registries

Property Information...

Address	Last Registered	Fee	Property Owner	Owner Phone	Manager	Manager Phone	Registered Landlord	Exemption	Is 2 Family	Is Owner Occupied	LEAD Required	LEAD Exemption
313 MERCER STREET			FAVARAO FAMILY CORPORATION LLC	(908) 763-2863/		/		None	False	False	False	None

Would you like to edit this properties information? [Yes](#)**Unit Information...Expand**

Unit Number	Business Description	Is Rental	Registration	Rent Control	Is Vacant	Max Occ	Occupancy	Owner Occupied	Sq Ft	Contact	Lease Start	Lease End
		False	False	False	False	0	0	False	0			

Would you like to edit this properties information? [Yes](#)

Rent Controlled Unit Information...ExpandWould you like to edit this properties information? [Yes](#)**Certificate Information...Expand**

Tracking	Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
7484	CH-25-0276	MOISES FAVARAO		RESALE CERTIFICATE OF HABITABILITY	Approved		10/24/2025	10/24/2025	4/24/2026
6325	Not Issued	MOISES FAVARAO		RESALE CERTIFICATE OF HABITABILITY	Under Review		12/14/2023		

Would you like to schedule an inspection? [Yes](#)**License Information...Expand**

There is no License data for the currently selected parcel.

Units with Expire Lead Certificates...Expand

There is no Lead Certification Requirements for the currently selected parcel.

Violations...Expand

Tracking #	Inspection	Follow Up	Issue Date	Infraction	Location	Status	Issuing Officer
CVIO-25-00686	Initial		10/13/2025	447 Property Maintenance Code of the Town of Phillipsburg		Open	Jonathan Cortright
CVIO-24-00120	Initial		1/9/2024	447 Property Maintenance Code of the Town of Phillipsburg	313 MERCER VIOLATIONS	Open	Ted Serrano
CVIO-23-00668	Initial	Follow Up	11/15/2023 1:58:20 PM	369-13 Maintenance of premises.	EXTERIOR OF PROPERTY	Closed	Andrew Melendez
CVIO-23-00669	Initial	Follow Up	11/15/2023 1:58:20 PM	369-15 Removal of litter from private property by Town; costs.	TAX LIEN ON PROPERTY	Closed	Andrew Melendez
CVIO-23-00670	Initial	Follow Up	11/15/2023	219-1 Certificates of Habitability	313 MERCER STREET	Closed	Andrew Melendez
CVIO-23-1698679267	Initial	Follow Up	10/30/2023 11:21:02 AM	369-15 Removal of litter from private property by Town; costs.	TAX LIEN ON PROPERTY	Closed	Andrew Melendez
CVIO-23-1698679262	Initial	Follow Up	10/30/2023 11:21:02 AM	369-13 Maintenance of premises.	Property Area	Closed	Andrew Melendez

Would you like to issue a violation? [Yes](#)**Certificate or License or Registry Inspections...Expand**

There is no inspection data for the currently selected parcel.

Stand Alone Inspections...Expand

Date & Time	Address	Address 2	Inspector	Type	Level	Result	Completed	Comments	Results
								Paperwork and proof of payment for	

11/19/25 313
12:00 AM MERCER
STREET

Jonathan Cortright
CERTIFICATE OF HABITABILITY
Reinspection Cancelled Open

Sales Certificate of Habitability to be provided. Gas furnace certification required within the past two years. Exterior GFI on back of unit to function properly and be weather tight. Install 10 year sealed battery smoke detector in basement. Address numbers to be present on rear of property. Smoke detector/carbon monoxide detector on second floor to be within 10 feet of all sleeping areas.

Paperwork and proof of payment for Sales Certificate of Habitability to be provided. Gas furnace certification required within the past two years. Exterior GFI on back of unit to function properly and be weather tight. Install 10 year sealed battery smoke detector in basement. Address numbers to be present on rear of property. Smoke detector/carbon monoxide detector on second floor to be within 10 feet of all sleeping areas.

10/20/25 313
03:53 PM MERCER
STREET

Jonathan Cortright
CERTIFICATE OF HABITABILITY
Initial Pass Closed

01/10/24 313
10:31 AM MERCER
STREET

Andrew Melendez
Spot Reinspection Pass Closed

01/09/24 313
02:00 PM MERCER
STREET

Ted Serrano
CERTIFICATE OF HABITABILITY
Initial Fail Closed

11/29/23 313
10:31 AM MERCER

Andrew
Spot Reinspection Not Closed

CH applied for see 6325

AM	STREET	Melendez			Ready	
11/17/23	313					
11:19	MERCER	Andrew	Spot	Meeting	Not	Closed
AM	STREET	Melendez			Ready	
11/15/23	313					
01:58	MERCER	Andrew	Spot	Initial	Not	Closed
PM	STREET	Melendez			Ready	
10/30/23	313					
11:19	MERCER	Andrew	Spot	Initial	Not	Closed
AM	STREET	Melendez			Ready	

11-17-23 -
CAME IN AND
SPOKE TO
CHRIS REED
AND I ABOUT
THE GARBAGE
AND NOW CH.

Would you like to schedule an inspection? Yes

▼ Attachments...

▼ Comments...