

# BOROUGH OF GLASSBORO

**KAREN COSGROVE, RMC/CMR**  
Borough Clerk  
Phone: 856-881-9230 ext. 88144  
kcosgrove@glassboro.org

**KATHLEEN MCLEER, CMR**  
Deputy Borough Clerk  
Phone: 856-881-9230 ext. 88199  
kmcleer@glassboro.org



"Summit City USA"

**BOROUGH CLERK'S OFFICE**  
1 South Main Street  
Glassboro, NJ 08028-2592  
Fax: 856-881-4248

**Borough of Glassboro Website**  
[www.glassboro.org](http://www.glassboro.org)



August 9, 2023

Nicholas Brown

Via Email: [opra+request-49275-7a88b9c9@requests.opramachine.com](mailto:opra+request-49275-7a88b9c9@requests.opramachine.com)

The Borough of Glassboro received your Open Public Records Act (OPRA) request on August 2, 2023. The Records Custodian, Laura Murphy, received your OPRA request on August 2, 2023. As such, this seven (7) business day deadline to respond to your request is August 11, 2023. This response to your request is being provided to you on the fifth business day after the custodian's receipt of said request.

The following records are being provided in their entirety and are responsive to your request.

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested: Open Municipal Tax Liens

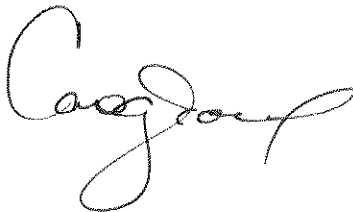
These records are being transmitted to you via email [opra+request-49275-7a88b9c9@requests.opramachine.com](mailto:opra+request-49275-7a88b9c9@requests.opramachine.com), per your request. Pursuant to N.J.S.A. 47:1A-5.b., the cost associated with this request is nothing.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Borough of Glassboro to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail to the following at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc).

The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

  
Karen Cosgrove  
Municipal Clerk  
Borough of Glassboro



## Kerrianne Kennedy

---

**From:** Karen Cosgrove  
**Sent:** Wednesday, August 2, 2023 2:49 PM  
**To:** Kerrianne Kennedy; Sheila Ortiz  
**Cc:** Kathy McLeer  
**Subject:** FW: OPRA request - Open Municipal Tax Liens

Please process the request below.

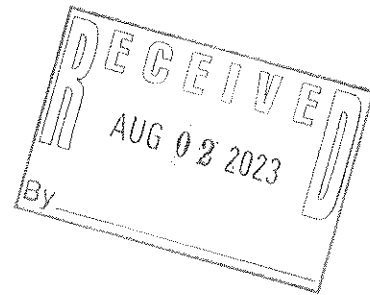
Karen Cosgrove, RMC

Borough Clerk

Borough of Glassboro

1 S. Main Street \* Glassboro, NJ 08028

(856)881-9230 ext. 88144



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

**From:** Nicholas Brown <[opra+request-49275-7a88b9c9@requests.opramachine.com](mailto:opra+request-49275-7a88b9c9@requests.opramachine.com)>

**Sent:** Monday, July 31, 2023 9:14 PM

**To:** Karen Cosgrove <[kcosgrove@glassboro.org](mailto:kcosgrove@glassboro.org)>

**Subject:** OPRA request - Open Municipal Tax Liens

Dear Glassboro Borough,

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Yours faithfully,

Nicholas Brown

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Is [kcosgrove@glassboro.org](mailto:kcosgrove@glassboro.org) the wrong address for OPRA requests to Glassboro Borough? If so, please contact us using this form:

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange\\_request%2fnew%3fbody%3dglassboro\\_borough&c=E,1,hMM08MQOFJWAPM\\_4A3qOLBRrU2TkWAtmzZVmT3bLcfczQjcjXpqUAkpw69MAQH33BMz-8yb6yljSlxeZkc5gV11m4yP\\_8bxsd6sK9pgvnA0eA,,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dglassboro_borough&c=E,1,hMM08MQOFJWAPM_4A3qOLBRrU2TkWAtmzZVmT3bLcfczQjcjXpqUAkpw69MAQH33BMz-8yb6yljSlxeZkc5gV11m4yP_8bxsd6sK9pgvnA0eA,,&typo=1)

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[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,Obzjk0KE3UOMOUlEIUTxflWCwdMqMQojWPmO8gPfU2gSTrd8msrXFZLajh\\_c-XqjzTKby4VTUSHflgardcc8gTYOfwBKrOYiYm8TVZ6fPGK7JtbJg,,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,Obzjk0KE3UOMOUlEIUTxflWCwdMqMQojWPmO8gPfU2gSTrd8msrXFZLajh_c-XqjzTKby4VTUSHflgardcc8gTYOfwBKrOYiYm8TVZ6fPGK7JtbJg,,&typo=1)

View this OPRA request & responses online:

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fopen\\_municipal\\_tax\\_liens\\_37&c=E,1,7oou5d-pDUtrvM6LL8HjqRlipZK1jrco0IZ-Q3JQyy5qggeV46E8QYU5EasNquXWRycyPK1ym80v3vy5tFzy4PtpGQRUoqnu6NxviLdntQ,,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fopen_municipal_tax_liens_37&c=E,1,7oou5d-pDUtrvM6LL8HjqRlipZK1jrco0IZ-Q3JQyy5qggeV46E8QYU5EasNquXWRycyPK1ym80v3vy5tFzy4PtpGQRUoqnu6NxviLdntQ,,&typo=1)

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

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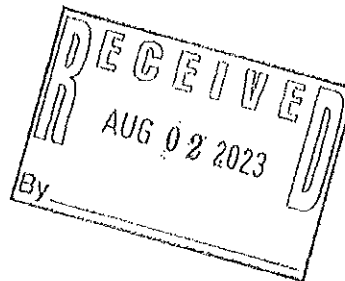
Karen Cosgrove, RMC

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Please see attached for your response to this request.

*Laura Murphy* 8/3/23

Range: Block: First to Last Include Lien Type: Municipal: Y Outside: N Assign Full: N Assign < Cert: N  
Lot: Include Lien Status: Open: Y Redeemed: N Foreclosed: N Canceled: N  
Qual: Sale Dates: 01/01/60 to 08/03/23 Include Fees: N  
Transaction Dates: 01/01/60 to 08/03/23 Include Costs: Y

Include Charge Type: Tax: Y Water: Y Sewer: Y PILOT: Y Utility: Y  
Sp. Assmnt: Y Misc: Y Boarding Up: Y Demolition: Y

For Liens with Sale Date and/or Assign Date in the Transaction Date Range:

Municipal, Outside & 'Assign for < Cert' Prin Balances = Certificate + Adjustments - Redemption Payments Principal.

'Assignment for Full Amount' Prin Balance = Assignment Payments (prin & interest) + Adjustments (after assignment)  
- Redemption Payments Principal.

For Municipal, Outside & 'Assign for < Cert' Liens with Sale Date before the low Transaction Date Range  
and for 'Assign for Full Amount' Liens with Assignment Date before the low Transaction Date Range:

Prin Balances = Previous Balance + Adjustments - Redemption Payments Principal.

| Block/Lot/Qual                                            | Cert Num Type | Check Cleared Date | Prev Bal         | Mun Transfer      | Rdmn Pay Prn | Balance   |
|-----------------------------------------------------------|---------------|--------------------|------------------|-------------------|--------------|-----------|
| Property Location                                         |               | Premium/Percent    | Certificate      | Mun Adjust        | Rdmn Pay Int |           |
| 143. 1.<br>16-00114 Municipal<br>MARTIN LUTHER KING JR DR |               | 18.00 %            | 0.00<br>4,883.89 | 33,638.32<br>0.00 | 0.00<br>0.00 | 38,522.21 |
| 208. 5.<br>19-00016 Municipal<br>506 PECAN RD             |               | 18.00 %            | 0.00<br>2,846.80 | 7,930.47<br>0.00  | 0.00<br>0.00 | 10,777.27 |
| 215. 1.<br>20-00006 Municipal<br>EVERGREEN PKWY           |               | 18.00 %            | 0.00<br>870.20   | 3,740.46<br>0.00  | 0.00<br>0.00 | 4,610.66  |
| 426. 23.01<br>16-00178 Municipal<br>237 S DELSEA DR       |               | 18.00 %            | 0.00<br>1,050.08 | 11,808.97<br>0.00 | 0.00<br>0.00 | 12,859.05 |
| 469. 24.<br>20-00015 Municipal<br>MCKINLEY AVE            |               | 18.00 %            | 0.00<br>461.48   | 422.76<br>892.24- | 0.00<br>0.00 | 8.00-     |
| 472. 2.<br>20-00016 Municipal<br>DELSEA DR                |               | 18.00 %            | 0.00<br>223.95   | 1,854.41<br>0.00  | 0.00<br>0.00 | 2,078.36  |
| 483. 4.<br>20-00020 Municipal<br>STANGER AVE              |               | 18.00 %            | 0.00<br>658.99   | 1,372.99<br>0.00  | 0.00<br>0.00 | 2,031.98  |
| 483. 6.<br>20-00021 Municipal<br>STANGER AVE              |               | 18.00 %            | 0.00<br>1,508.29 | 3,185.31<br>0.00  | 0.00<br>0.00 | 4,693.60  |
| 484. 1.<br>16-00182 Municipal<br>1501 MALLARD ST          |               | 18.00 %            | 0.00<br>1,800.26 | 10,868.82<br>0.00 | 0.00<br>0.00 | 12,669.08 |

August 3, 2023  
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BOROUGH OF GLASSBORO  
Condensed Lien Account Status Report

Page No: 2

| Block/Lot/Qual     | Check Cleared Date | Prev Bal    | Mun Transfer | Assn/OB Pay Int | Rdmn Pay Prn | Balance  |
|--------------------|--------------------|-------------|--------------|-----------------|--------------|----------|
| Cert Num Type      | Premium/Percent    | Certificate | Mun Adjust   |                 | Rdmn Pay Int |          |
| Property Location  |                    |             |              |                 |              |          |
| 484. 6.            |                    | 0.00        | 3,737.59     |                 | 0.00         |          |
| 16-00183 Municipal |                    | 619.01      | 0.00         |                 | 0.00         | 4,356.60 |
| 1510 S ACADEMY ST  | 18.00 %            |             |              |                 |              |          |

| Lien Type   | Count | Prev Bal | Certificate<br>Transfers | Assignment<br>Principal | Payments<br>Interest | Mun Adj | Redemption<br>Principal | Payments<br>Interest | Municipal Bal |
|-------------|-------|----------|--------------------------|-------------------------|----------------------|---------|-------------------------|----------------------|---------------|
| Tax         | 10    | 0.00     | 13,661.77<br>76,221.10   | 0.00                    | 0.00                 | 892.24- | 0.00                    | 0.00                 | 88,990.63     |
| Water       | 1     | 0.00     | 421.62<br>729.00         | 0.00                    | 0.00                 | 0.00    | 0.00                    | 0.00                 | 1,150.62      |
| Sewer       | 1     | 0.00     | 525.46<br>1,610.00       | 0.00                    | 0.00                 | 0.00    | 0.00                    | 0.00                 | 2,135.46      |
| Cost        | 10    | 0.00     | 314.10<br>0.00           | 0.00                    | 0.00                 | 0.00    | 0.00                    | 0.00                 | 314.10        |
| Lien Totals | 22    | 0.00     | 14,922.95<br>78,560.10   | 0.00                    | 0.00                 | 892.24- | 0.00                    | 0.00                 | 92,590.81     |

Total Certs: 10

|                                |      |                          |      |                             |      |
|--------------------------------|------|--------------------------|------|-----------------------------|------|
| Total Install Accts:           | 0    | Loan Principal Payments: | 0.00 | Loan Principal Balance:     | 0.00 |
| Loan Prev Balance:             | 0.00 | Loan Interest Payments:  | 0.00 | Installment Interest Due:   | 0.00 |
| New Loan Amounts:              | 0.00 | Loan Adjustments:        | 0.00 | Loan Prin + Instl Intr Due: | 0.00 |
| Total Municipal Install Accts: | 0    | Loan Principal Payments: | 0.00 | Loan Principal Balance:     | 0.00 |
| Loan Prev Balance:             | 0.00 | Loan Interest Payments:  | 0.00 | Installment Interest Due:   | 0.00 |
| New Loan Amounts:              | 0.00 | Loan Adjustments:        | 0.00 | Loan Prin + Instl Intr Due: | 0.00 |

August 3, 2023  
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BOROUGH OF GLASSBORO  
Lien Account Status Audit Totals

Page No: 4

SALE DATE: 01/01/1960 to 08/03/2023

BALANCE AS OF 12/31/59 0.00

TAX SALE

|                |           |           |
|----------------|-----------|-----------|
| Tax            | 12,263.18 |           |
| Water          | 394.00    |           |
| Sewer          | 460.00    |           |
| Cost           | 314.10    |           |
| Interest       | 1,491.67  |           |
| TOTAL TAX SALE |           | 14,922.95 |

TRANSFERS TO LIEN

|                         |           |           |
|-------------------------|-----------|-----------|
| Tax                     | 76,221.10 |           |
| Water                   | 729.00    |           |
| Sewer                   | 1,610.00  |           |
| TOTAL TRANSFERS TO LIEN |           | 78,560.10 |

ASSIGNMENT PAYMENTS (Principal & Interest)

|                           |      |      |
|---------------------------|------|------|
| Tax                       | 0.00 |      |
| Water                     | 0.00 |      |
| Sewer                     | 0.00 |      |
| Cost                      | 0.00 |      |
| TOTAL ASSIGNMENT PAYMENTS |      | 0.00 |

NSF REVERSALS OF ASSIGNMENT PAYMENTS (Principal & Interest)

|                                            |      |      |
|--------------------------------------------|------|------|
| Tax                                        | 0.00 |      |
| Water                                      | 0.00 |      |
| Sewer                                      | 0.00 |      |
| Cost                                       | 0.00 |      |
| TOTAL NSF REVERSALS OF ASSIGNMENT PAYMENTS |      | 0.00 |

INSTALLMENT PLANS

0.00

COLLECTIONS (Lien Redemption)

|                   |      |          |
|-------------------|------|----------|
| Tax               | 0.00 |          |
| Water             | 0.00 |          |
| Sewer             | 0.00 |          |
| Cost              | 0.00 |          |
| TOTAL COLLECTIONS |      | ( 0.00 ) |

NSF REVERSALS (Lien Redemption)

|                                       |      |      |
|---------------------------------------|------|------|
| Tax                                   | 0.00 |      |
| Water                                 | 0.00 |      |
| Sewer                                 | 0.00 |      |
| Cost                                  | 0.00 |      |
| TOTAL NSF REVERSALS (Lien Redemption) |      | 0.00 |

COLLECTOR ADJUSTMENTS

|                    | Debit | Credit  | Net     |
|--------------------|-------|---------|---------|
| Arrears - Transfer | 0.00  | 892.24- | 892.24- |
|                    | 0.00  | 892.24- | 892.24- |
| TOTAL ADJUSTMENTS  |       |         | 892.24- |

MUNICIPAL LIEN BALANCE AS OF 08/03/23

|       |           |
|-------|-----------|
| Tax   | 88,990.63 |
| Water | 1,150.62  |

August 3, 2023  
03:28 PM

BOROUGH OF GLASSBORO  
Lien Account Status Audit Totals

Page No: 5

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|                              |             |                         |
|------------------------------|-------------|-------------------------|
| Sewer                        | 2,135.46    |                         |
| Cost                         | 314.10      |                         |
| Installment Principal        | <u>0.00</u> |                         |
| TOTAL MUNICIPAL LIEN BALANCE |             | <u><u>92,590.81</u></u> |
| TOTAL PREMIUM                |             | 0.00                    |

August 3, 2023  
03:28 PM

BOROUGH OF GLASSBORO  
Lien Account Status Audit Totals

Page No: 6

| COLLECTOR INTEREST ADJUSTMENTS | <u>Debit</u> | <u>Credit</u> | <u>Net</u> |             |
|--------------------------------|--------------|---------------|------------|-------------|
|                                | 0.00         | 0.00          | 0.00       |             |
| TOTAL INTEREST ADJUSTMENTS     |              |               |            | <u>0.00</u> |