Borough of Roselle

OPEN PUBLIC RECORDS ACT REQUEST FORM

www.boroughofroselle.com
(908) 259-3010 & (908) 259-9508 (Fax)
opras@boroughofroselle.com
Lisette Sanchez, RMC

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name Claudia MI ____ Last Name Espinosa

E-mail Address ____

Mail Address ____

City ____ State ____ Zip ____

Telephone ____ FAX ____

Preferred Delivery: Pick Up ____ US Mail ____ On-Site Inspect ____ Fax ____ E-Mail ✓

Under penalty of N.J.S.A. 2C:28-3, I certify that

1. I ☐ ***HAVE*** / ☐ ***HAVE NOT*** been convicted of any indictable offense under the laws of New Jersey, any Other state, or the United States;
2. I, or another person, ☐ ***WILL*** / ☐ ***WILL NOT*** use the requested government records for a commercial Purpose;
3. I ☐ ***AM*** / ☐ ***AM NOT*** seeking records in connection with a legal proceeding.

Signature ____ Date ____

Payment Information

Maximum Authorization Cost $

Select Payment Method

Cash Check Money Order

Fees: Letter size pages - $0.05 per page
Legal size pages - $0.07 per page
Other materials (CD, DVD, etc) – actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Note: ***If you confirmed above that the records sought are in connection with a legal proceeding, identification of that proceeding is required below.***

Please See attach.

AGENCY USE ONLY

Est. Document Cost ____
Est. Delivery Cost ____
Est. Extras Cost ____
Total Est. Cost ____
Deposit Amount ____
Estimated Balance ____
Deposit Date ____

AGENCY USE ONLY

Disposition Notes

Custodian: If any part of request cannot be delivered in seven business days, detail reasons here

DUE: 2/10/26

In Progress - Open ____
Denied - Closed ____
Filled - Closed 2/4/26
Partial - Closed ____

AGENCY USE ONLY

Tracking Information

Tracking # 013026-5
Rec'd Date ____
Ready Date ____
Total Pages ____

Final Cost

Total ____
Deposit ____
Balance Due ____
Balance Paid ____

Records Provided

Custodian Signature ____ **Date** ____

OPRA # 013026-5 Due: 2/10/26

From: Claudia Espinosa <opra+request-86477-abe12296@requests.opramachine.com>
Sent: Friday, January 30, 2026 11:43 AM
To: Lisette Sanchez
Subject: OPRA request - Open Permits; Open Violations; Permit History; and Tax Record Card for Property.

CAUTION: This email originated from outside the organization. Do not click on links, open attachments, or respond unless you recognize the sender and can validate the content is safe.

Dear Roselle Borough,

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:

Kindly provide a copy of the permit history for 761 Drake Avenue, Roselle, NJ; Block 1103, Lot 22. Please advise if the property has any open violations. Also, please provide a copy of the property record card.

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,

Claudia Espinosa, Paralegal for Carlos Sanchez, Esq., Email: 1@sanchez.lawyer

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

opra+request-86477-abe12296@requests.opramachine.com

Is lsanchez@boroughofroselle.com the wrong address for OPRA requests to Roselle Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=roselle_borough

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

https://opramachine.com/help/officers

View this OPRA request & responses online:

https://opramachine.com/request/open_permits_open_violations_per_3

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."

Construction

Property Summary

Portal | Refresh | Open All | Close All

Owner:	MAZARIN, MYRNA - MAZARIN, MARIE M
Location:	761 DRAKE AVE
Block:	1103
Lot:	22
Lead Parcel:	Yes
Qualifier:	

- About the Owner...
- About the Property...
- About the Taxes...
- Construction...

Applications... Shorten

Permit Issue Date	Control Number	Permit Number	Work Type	Subcodes	Status	Close Date	Certificates	Total Cost	Agent
5/20/2024	C-24-00425	24-0287	Alteration	M	Open			$1,150	CHIM-TEK SOLUTIONS CORP
CHIMNEY LINER									
1/4/2024	C-23-01126	24-0004	Alteration	E M	Open			$7,150	ANGELS CONTRACTORS GROUP
REPLACEMENT BOILER									
1/26/2018	144976	20180061	Alteration	E	Open			$199	VIVINT, INC
ALARM									
11/2/2009	136214	20090618	Alteration	B	Open			$9,000	JERUCO PROPERTY MANAGEMENT
NEW ROOF									

Would you like to add a application to this parcel? Yes

Inspections... Expand

There is no inspection data for the selected parcel.

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

- Pet...
- Complaints...
- Land Use...

Zoning Applications...
There is no application data for the selected parcel.

Open Space
There is no application data for the selected parcel.

Zoning Board Applications...
There is no application data for the selected parcel.

Planning Board Applications...
There is no application data for the selected parcel.

Historic Board Applications...
There is no application data for the selected parcel.

Zoning Inspections...
There is no zoning inspections data for the selected parcel.

Zoning Violations...
There is no zoning violation data for the selected parcel.

COAH...
There is no COAH data for the selected parcel.

▼ **Engineering...**

▲ **Code Enforcement...**

Property Registration...
No Property Registries

Property Information...
Would you like to edit this properties information? Yes

Unit Information...Expand
Would you like to edit this properties information? Yes

Rent Controlled Unit Information...Expand
Would you like to edit this properties information? Yes

Certificate Information...Expand
There is no Certificate data for the currently selected parcel.

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
There is no violation data for the currently selected parcel.

Certificate or License or Registry Inspections...Expand
There is no inspection data for the currently selected parcel.

Stand Alone Inspections...Expand
There is no inspection data for the currently selected parcel.

▼ **Health Pro...**

- Fire Prevention...
- Public Works...
- Attachments...
- Comments...

Block: **1103**	**Bldg:**	1.5S-CBS-F-1AG	**Owners Name:**	MAZARIN, MYRNA - MAZARIN, MARIE M	Land:	**56,000**	Exemption	Net Taxable Value
Lot: **22**	**Lot:**	50X100	**Street Address:**	761 DRAKE AVE	Impr:	**41,500**	Code:	
Qual:	**Addl:**		**City & State:**	ROSELLE, NJ 07203	Total:	**97,500**	Value:	**97,500**
Card: **M**		DEED 295439.	**Property Loc:**	761 DRAKE AVE	Class: **2**		**ROSELLE**	

BUILDING PERMITS

Date	Description	Amount	Compl	Mos	Added
01/25/18	INSTALLATION OF A LOW-VOLTAGE BURGLAR	1,500	00/00/00		0
01/25/18	(8) ALARM DEVICES/F.A.C. PANEL (E)	199	00/00/00		0
11/02/09	NEW ROOF ON HOUSE	9,000	00/00/00		0

ASSESSMENT HISTORY

Year	Land	Impr	Net
2026	56,000	41,500	97,500
2025	56,000	41,500	97,500
2024	56,000	41,500	97,500

SALE HISTORY

Grantor	Date	Price	Nu
MAZARIN, MARIE M	12/24/24	1	25
GANTZ, JUDY A	12/15/17	165,000	13
COCHRAN,FRANK L	07/30/07	0	14
MARTINEZ, PEDRO & EVELYN	04/16/01	131,000	

LAND CALCULATIONS

FF	Depth	Back	Table	Rate	Tri	Site	NetCond	Value
50	100		100	200		0	00%	10,000
UNIT METHOD:	UNIT:		RATE:		SITE:46000	NC:100		46,000

SITE INFORMATION

Map:	**Neigh:** 3	**Util:** RESIDENTIAL
Zone: RA	**VCS:**	**Road:**
Acres: 0.115	**Auto:**	**Topo:**

RESIDENTIAL COST APPROACH

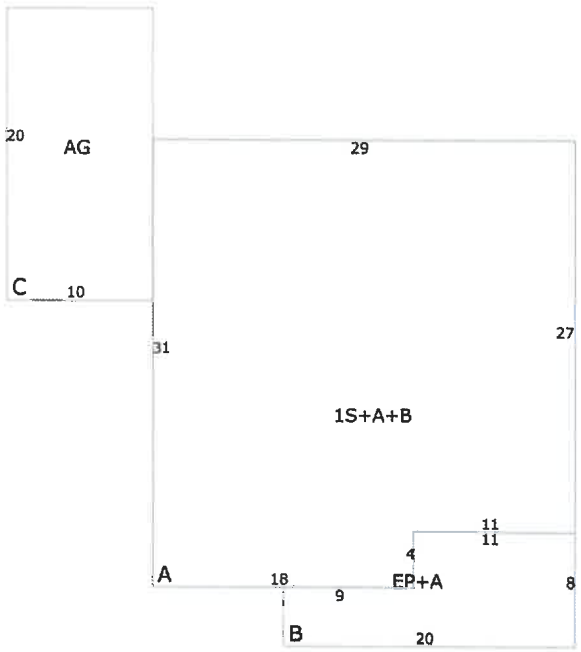
BASEMENT	855 =	3360
FIRST STORY	855 =	20828
PARTIAL BRICK	330 =	1056
HW OR STEAM	1834 =	2751
3 FIXTURE BATH	1 - 1 =	0
EXP ATTIC (FIN)	979 =	3182
ENCLOSED PORCH	124 =	1550
ATTACHED GARAGE	200 =	1780

PHYSICAL DEPR: 50.00% ECONOMIC DEPR: 0.00% BASE COST: 34,507
FUNCTIONAL DEPR: 0.00% CCF: 2.11 MAIN BLDG: 41,502
PATIO 5X12 N/C 0

Land: **56,000** Impr: **41,500** Total: **97,500**

SKETCH

TRANSFER FROM 15F TO 2 PER PREVIOUS HOMEOWNER.



A=1S+A+B (855)
B=EP+A (124)
C=AG (200)

BLDG INFORMATION

Year Built: 1938	**Type/Use:** ONE FAMILY
Eff Age:	**Style:** CAPE
Bldg Cla: 17	**Ext Siding:** STUCCO
Num Units:	**Roof Type:** GABLE
Condition: NORMAL	**Roof Matl:** ASPHALT
Int Cond:	**Foundation:** BLOCK/CONCRETE
Story Ht: ONE STORY W/ATTIC	**Fndtn Const:** LINE
Row/End:	**Heat Source:** GAS
Garage:	**Livable Area:** 855

Room Count	B	1	2	3	T
BEDROOMS:		2	2		4
FULL BATH:		1			1
HALF BATH:					0
KITCHEN:		1			1
LIVING RM:		1			1
DINING RM:					0
FAMILY RM:					0
OTHER:					0

Condition	Modern	Avg	Old
KITCHEN:			
BATH:			

Insp	Id	Reason	By	Results

Map Page: 68.H
Routing: 277.B

02/03/26

PHOTO

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