



Linda Donnelly <linda.donnelly@springfield-nj.us>

OPRA request - Opra Request

1 message

Nathan Stallone <opra+request-80486-713ba361@requests.opramachine.com>

Tue, Sep 9, 2025 at 11:32 AM

To: "OPRA requests at Springfield Township (Union)" <linda.donnelly@springfield-nj.us>

Dear Springfield Township (Union),

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 use the requested government records for a commercial purpose.

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

Records requested:

*emailed Linda Donnelly 9/9/25***Tax Delinquent**

- A list of all property addresses that have an unpaid property tax bill for the last 6 months. Please also include in the list or separately a list of properties whose property tax bill was lien against the property.

Water Shut Off / Utility Liens

- A list of all property addresses that have had their water bill lien against the property, have failed to pay their water bill, or have had the water shut off at any point in the last 6 months.

Fire Damage List

- A list of all property addresses that the fire department has received an emergency call to in the last 90 days.

Code Violation

- A list of property addresses that have received any code violations in the last 6 months

Vacant List

Open Liens

Block	Lot	Property/Location	Cert Num	Sale Date	Status	Owner Name	Premium	Percentage	Certificate	Outside Subseq	Balance
3001	8	81 NEW BROOK LANE	21-00004	10/18/2021	Open	SOBRUN REALTY CORP	3,500.00	0.00	95.76	1,842.69	1,938.45
4001	2.190	2406 PARK PLACE	24-00004	10/17/2024	Open	REBRYN REALTY LLC	35,000.00	0.00	6,320.09	19,440.10	25,760.19
Totals							38,500.00		6,415.85	21,282.79	27,698.64

Delinquent Properties

Block	Lot	Qualifier	Owner Name	Property Location	Property Class	Tax Prin Due	6% Penalty Due	Tax Interest	Total Due
101	20		BONOLIS, MARTINA ANNE & GARZA, JESUS	26 TOWER DR	2	11,280.53	0	624.24	11,904.77
101	42		BOFFARD HOLDINGS, L.L.C.	30 MILLBURN AVE	4A	2,419.37	0	30.14	2,449.51
105	1		ROTH, ROBERT B. SR. & ROTH, STEVEN	244 SHORT HILLS AVE	2	8,840.95	0.00	469.59	9,310.54
109	12		QUALITY MORRIS BUSINESS LLC	442 MORRIS AVE	4A	4,267.22	0	84.71	4,351.93
207	1		SPOSAIL URBAN RENEWAL LLC	226 MORRIS AVE	1	47,274.50	0.00	2,935.32	50,209.82
208	5.05		DAI, XING & LI	190 MORRIS AVE-UNIT 2D	2	2,740.33	0	63.09	2,803.42
402	1		REITER, MELVIN	138-150 SPRINGFIELD AVE	4A	1,434.34	0	12.11	1,446.45
404	14		KAVALEROS, JAMES	1 PERRY PLACE	2	3,634.50	0	53.23	3,687.73
502	14		SMITH, D EST OF & SMITH, ANNA G -TIC	670 MORRIS AVE	2	2,532.35	0	32.28	2,564.63
504	15		RV DEVELOPMENT GROUP LLC	13 CRESCENT RD	2	13,746.31	0	1,861.24	15,607.55
505	2		BLANCHARD, JENNINE MARIA	585 MORRIS AVE	4A	2,148.42	0	24.99	2,173.41
505	24		585 MORRIS LLC	3,171.71	2	3,171.71	0	44.43	3,216.14
604	11		FILIPPONE, ROBERT	25 BALTUSROL WAY	2	694.97	0	0.62	695.59
609	32.26		OGDEN, HAROLD	111 BALTUSROL WAY	2	2,113.18	0	24.32	2,137.50
609	32.39		MC ALVANEY, ROXANNE	445 MORRIS AVE 10-B	2	4,703.41	0	283.47	4,986.88
611	4		VALANT HOMES LLC	445 MORRIS AVE 7-C	2	1,141.11	0	9.64	1,150.75
704	22		QUINTELA, MANUEL F & KATHLEEN	188 BRYANT AVE	2	4,203.04	0	52.54	4,255.58
705	29		BARONE, LUCILLE EST OF	34 KEELER ST	2	18,612.98	660.25	2,355.12	21,628.30
706	20		68 CALDWELL PLACE INVESTMENTS, LLC	68 CALDWELL PL	2	22,785.43	0.00	45.57	22,831.00
710	1		34 CENTER LLC	34 CENTER ST	4A	12,236.25	0	937.96	13,174.21
804	14		CHISHOLM, JON M-WILLIAM E-JEFFREY A	72 ROSE AVE	2	2,110.71	0	24.27	2,134.98
805	19		TAUMAN, IRA	22 GARDEN OVAL	2	14,911.28	0.00	576.07	15,487.35
809	4		SPAL, DAVID ESTATE OF	33 GARDEN OVAL	2	6,689.03	0	221.22	6,910.25
810	10		105 LINDEN AVENUE LLC	105 LINDEN AVE	2	2,610.87	0	33.78	2,644.65
902	20		175 MORRIS AVENUE LLC	175 MORRIS AVE	4A	38,387.40	974.49	4,344.96	43,706.85
904	5		ANGUELLA, CHARLES A	54 MESEL AVE	1	3,327.97	0	213.40	3,541.37
904	7		KEHILAS UNION INC	91-99 MORRIS AVE	4A	98,892.16	2,516.32	11,304.10	112,712.58
908	11		BELLE HOLDINGS LLC	97 BATTLE HILL AVE	2	4,845.57	0	142.74	4,988.31
1002	1.004		MOUNA, JOHANNA	89 BATTLE HILL AVE	2	2,747.51	0	36.37	2,783.88
1002	1.033		COLEMAN LIVING TRUST	49 WASHINGTON AVE	2	7,746.67	0	400.22	8,146.89
1002	1.108		CAFARO, JOHN	1-D TROY DR BLDG 1	2	1,400.95	0	11.83	1,412.78
1002	1.113		TROY VILLAGE 23A LLC	23-A TROY DR BLDG 3	2	2,047.65	0	23.08	2,070.73
1002	1.200		WIKISAL, PATRICIA A	77-8 TROY DR BLDG 10	2	1,400.95	0	11.83	1,412.78
1002	1.203		BINENSTOCK, JORDAN G	72-C TROY DR BLDG 10	2	7,628.28	0	664.77	8,293.05
1002	1.205		HOUSE BETTER HOMES ORG	72-D TROY DR BLDG 18	2	4,806.91	0	213.88	5,020.79
1002	1.239		ADAMSKIY, ALEKSANDR & RAISA	74-C TROY DR BLDG 18	2	1,596.94	0	14.51	1,611.45
1101	6		ADRIION, JILL L	76-A TROY DR BLDG 18	2	1,442.46	0	12.21	1,454.67
1102	6		KELLY, SEAN EST OF	58-A TROY DR BLDG 20	2	1,932.15	0	20.88	1,953.03
1201	38		CENTAMORE, PAUL	8-A TROY DR BLDG 26	2	7,781.94	0	681.50	8,463.44
1201	67		QUAGLIETTA, ANTHONY	205 BRYANT AVE	2	8,081.47	0.00	399.17	8,480.64
1201	78		MEZZO, ALEXANDER V & DEBORAH	155 TOOKER AVE	2	5,976.37	0.00	191.97	6,168.34
1203	41		JUNIR LLC	174 MOUNTAIN AVE	4A	38,109.41	0.00	2,124.38	40,233.79
1204	2		FELDMAN, ROCHELLE EST OF	136 TOOKER AVE	2	4,730.44	0	140.83	4,871.27
1204	19		MASIELLO, WAYNE & CATHY	101 LYONS PLACE	2	3,577.19	0	52.14	3,629.33
1204	24		40 HENSHAW AVENUE LLC	40 HENSHAW AVE	2	2,913.20	0	39.52	2,952.72
1204	24		FERRARO, NICHOLAS	141 HAWTHORN AVE	2	2,865.59	0	38.62	2,904.21
1204	24		JEFFREY D LEBENGER, TRUSTEES REVOC	90 HENSHAW AVE	2	9,174.97	0	471.76	9,646.73
1204	24		NAGAR, LYNNIE	110 HENSHAW AVE	2	19,645.83	694.86	2,496.20	22,836.89

1402	7	SENET-WAYNE, TINA	22 S SPRINGFIELD AVE	2	29,428.61	940.42	4,024.68	34,393.71
1402	18	BUTTON REALTY LLC	39 WAVERLY AVE	4A	10,829.40	0	169.65	10,999.05
1701	39	NEIDICH, M- NEIDICH, E- KHAIMOV, A	354 MOUNTAIN AVE	2	5,344.16	0	85.71	5,429.87
1803	21	GIDALOWITZ, DAVID & FRANCES A	54 FIELDSTONE DR	2	5,655.13	0	91.62	5,746.75
1804	11	LANDA, MIRIAM	15 PITT RD	2	9,312.26	0	499.47	9,811.73
1804	13.02	DZIKOWSKI, MICHAEL & CARRIE	27 PITT RD	2	6,475.13	0.00	107.20	6,582.33
1806	27	AMEBLEH, REBECCA & DARTY, RICHARD	492 MEISEL AVE	2	3,357.10	0	47.95	3,405.05
1806	42	DEMBNER, HARRY & FERN	39 GLENVIEW DR	2	12,587.89	0.00	707.12	13,295.01
1806	66	NGUYEN, TAM V & HOANG, THU Q	23 COUNTRY CLUB LANE	2	5,692.76	0	180.33	5,873.09
1807	6	NGUYEN, TAM V- HOANG, T Q- HOANG, B	50 COUNTRY CLUB LANE	2	7,739.83	0	264.35	8,004.18
1904	5	STEINBERG, ROBERT & MARILYN L	17 HEMLOCK TER	2	7,111.04	0.00	35.55	7,146.59
2002	7	RIZK, MOHAMMAD	77 TWIN OAKS OVAL	2	4,473.66	0.00	69.17	4,542.83
2003	35	CENTAMORE, CONCETTA EST OF	13 EVERGREEN AVE	2	19,019.49	0	1,905.09	20,924.58
2006	24	PHARMAKIDES, GEORGE & MARCHETTO, J	2 WILLOW COURT	2	12,603.64	0.00	157.55	12,761.19
2102	27	ALEXIS, SERGE & YUDEKA	19 SMITHFIELD DR	2	16,091.50	0	1,250.73	17,342.23
2502	20	RODRIGUEZ, YONY & DIANA MILENA	543 ASHWOOD RD	2	4,366.08	0	67.13	4,433.21
2601	1	BRANDSTATTER, WILLIAM, III- MCAVENUE, T	BALTUSROL MOUNTAIN	1	315.92	0	2.67	318.59
2601	2	BRANDSTATTER, WILLIAM, III- MCAVENUE, T	BALTUSROL MOUNTAIN	2	3,582.76	0	52.24	3,635.00
2602	19	PATEL, YOGINI & BINNY	79 SKYLARK ROAD	2	5,349.78	0	85.82	5,435.60
2702	12	SIOPONGCO, ANTHONY T & LIZA B	60 GREEN HILL RD	2	13,519.66	0.00	292.43	13,812.09
2803	13	MONGIELLO, PATRICIA EST OF	361 HILLSIDE AVE	2	5,784.88	0	184.11	5,968.99
2901	49	HAIDRI, AMIRALI	202 HILLSIDE AVE	2	24,060.23	851.67	3,058.38	27,970.28
2902	7	33-37 DIVEN ST LLC	33 DIVEN ST	2	6,652.39	0	13.30	6,665.69
2903	17	FRANKLIN, MICHAEL	65 MECKES ST	1	83.46	0	0.70	84.16
3001	8	SOBRUN REALTY CORP	81 NEW BROOK LANE	1	271.49	0	11.14	282.63
3001	35	RAHMAN, ADYAN	735 S SPRINGFIELD AVE	2	3,462.82	0	49.96	3,512.78
3003	68	PALESMO, PATRICIA A TRUST DECLAR	2 JADE MEADOW DR	2	14,980.50	0	858.78	15,839.28
3004	5,130	SCHNEIDERMAN, SUSAN EST OF	555 S SPRINGFIELD AVE	2	11,903.29	0	1,421.25	13,324.54
3103	7	FRANK, SCHAIL C & LOURDES	22 BERNADETTE COURT	2	7,096.26	0	237.94	7,334.20
3304	8	CUBELO, JEREMY & MARIE K	32 FERNHILL RD	2	14,573.22	0.00	276.89	14,850.11
3401	19	CASCARANO, GENNARO	156 WENTZ AVE	2	18,829.00	0	2,259.93	21,088.93
3502	27	HOWELL, JAMIE	11 BRIAR HILLS CIRCLE	2	14,578.90	0.00	51.03	14,629.93
3508	7	MEYER, LEONARD S	108 MAPES AVE	2	2,715.03	0	35.76	2,750.79
3509	4	SUENICK, DAVID & MARCY	16 MAPES AVE	2	7,836.96	0	405.95	8,242.91
3514	10	CONWAY, MICHAEL & NAN MOHABIR	163 WENTZ AVE	2	3,246.43	0	45.85	3,292.28
3514	55	874 MOUNTAIN AVE LLC	874 MOUNTAIN AVE	2	2,885.99	0	39.00	2,924.99
3601	22	WU, WEIMIN & LI, JIA	251 HILLSIDE AVE	2	5,474.60	0	88.19	5,562.79
3602	45	VESSEY, BRIAN & EILEEN	180 LELAK AVE	2	3,289.09	0	46.66	3,335.75
3603	13	CONWAY, MICHAEL & NAN MOHABIR	6 LYNN DR	2	7,442.89	0.00	252.17	7,695.06
3604	17	THOMPSON, ANDREA	26 S DERBY RD	2	40.37	0	0.14	40.51
3901	2	GG SPRINGFIELD PROPERTIES LLC	905 MOUNTAIN AVE	4A	3,396.47	0	48.70	3,445.17
3903	5	POP REALTY CORPORATION	345 ROUTE 22 EAST BOUND	4A	24,843.49	0.00	472.69	25,316.18
4001	2,002	MASLO, DOUGLAS- SCHON, KATHI	102 PARK PLACE	2	5,097.66	0	176.77	5,274.43
4001	2,011	HANSEN, ROBERT RANDALL	204 PARK PLACE	2	10,355.67	0.00	855.56	11,211.23
4001	2,037	RAVANOS, EUGENIA A	507 PARK PLACE	2	2,854.46	0	38.40	2,892.86
4001	2,116	MIKROS, JOANNA	1504 PARK PLACE	2	2,709.79	0.00	35.66	2,745.45
4001	2,117	CAIOIA, ALEX PERPETUAL TRUST	1505 PARK PLACE	2	30.79	0	0.06	30.85
4001	2,141	KRIVAK, WENDY A/NATALE	1807 PARK PLACE	2	4,802.64	0	123.32	4,925.96
4001	2,218	WALTER, LORETTA	3201 PARK PLACE	2	15.46	0	0.13	15.59

4001	2.223	HARPTER, MARY LOUISE	3206 PARK PLACE	2	2,513.19	0	31.92	2,545.11
4001	2.284	ROTHSCHILD, STEPHEN	3603 PARK PLACE	2	14,577.63	0	1,703.76	16,281.39
5000	1	VERIZON C/O DUFF & PHELPS	00000	6A	15,997.21	0	288.12	16,285.33
Totals					902,620.78	6,638.01	58,059.50	967,318.29

Report Type: Delinquent Notice

Block/Lot/Qual Range: First to Last

Property Class Range: First to Last

Assessed Value Range: First to Last

Special Tax Code Range: First to Last

User Code Range: First to Last

As Of Date: 09/09/25 Int Date: 09/09/25 Inc Curr Int: N

Include Only: Total Tax Due: Tax Prin + Interest Greater Than 10.00