

Nicole Torres

From: Susan Turner
Sent: Wednesday, November 12, 2025 9:07 AM
To: Nicole Torres
Subject: FW: OPRA request - Opra request

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

From: Matthew Kaplowitz <opra+request-83251-17df66e7@requests.opramachine.com>
Sent: Monday, November 10, 2025 2:06 PM
To: Susan Turner <sturner@phillipsburgnj.org>
Subject: OPRA request - Opra request

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:

343 THOMAS ST. #3, Phillipsburg, NJ 08865

Plat maps, survey, property card, any and all info-

- Any and all records related to [property address or subject]
- Current lease agreements, addendums, and tenant documents on file



Construction

Property Summary		Portal	Refresh	Open All	Close All
Owner:	SCIASCIA, JAMES % SCIASCIA, JAMES JR				
Location:	343 THOMAS STREET				
Block:	1813				
Lot:	5				
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
1/16/2014	C-14-00021	14-0027	Alteration	E	CA and Close Date Issued	1/17/2014	CA	\$1	JP ELECTRIC
100 AMP SERVICE									
9/24/2009	C-09-00779	09-0694	Alteration	P	CA and Close Date Issued	10/1/2009	CA	\$7,000	JOE THE PLUMBER
HOT WATER HEATER & BOILER									

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
1/17/2014	C-14-00021	14-0027	Electrical	Final	Kevin Duddy	Pass		
10/1/2009	C-09-00779	09-0694	Plumbing	Final	Leon Fortin	Pass		

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
343 THOMAS STREET			SCIASCIA, JAMES & EDITH	(908) 859-3503 / (908) 420-6803	GREGORY SCIASCIA	(908) 420-6803	SCIASCIA, JAMES (908) 859-3503 /	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
		True	False	False	False	0	0	False	0			
2		True	False	False	False		0	False	0			
3		True	False	False	False		0	False	0			

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](#)

Tracking	Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
6477		SCIASCIA, JAMES		BI-ENNIAL CERTIFICATE OF HABITABILITY FOR RENTAL PROPERTY	Under Review		4/12/2024		4/4/2022
6478	CH-24-0089	SCIASCIA, JAMES		TED - ANNUAL Certificate of Habitability for RENTAL PROPERTY	Approved		3/22/2024	4/11/2024	4/11/2025
430	14-15-065	SCIASCIA, JAMES & EDITH		BI-ENNIAL CERTIFICATE OF HABITABILITY FOR RENTAL PROPERTY	Approved		4/4/2014	7/22/2014	4/4/2016

Would you like to schedule an inspection? [Yes](#)

License Information...[Expand](#)

Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
21696	SCIASCIA, JAMES	2562 RT 57	RENTAL PROPERTY LICENSE	Approved		3/22/2024	3/22/2024	5/1/2025
	SCIASCIA,		RENTAL					

19589	JAMES		PROPERTY LICENSE	Approved	10/14/2022	10/14/2022	5/1/2023
20094	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	5/26/2021	1/27/2023	5/1/2023
17468	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	6/11/2020	6/15/2020	5/1/2021
16613	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	5/28/2019	5/7/2019	5/1/2020
15209	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	5/3/2018	5/18/2018	5/1/2019
13598	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	5/2/2017	5/4/2017	5/1/2018
12281	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	4/13/2016	4/12/2016	5/1/2017
11507	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	4/20/2015	5/15/2015	5/1/2016
9767	JAMES SCIASCIA	2562 ROUTE 57	RENTAL PROPERTY LICENSE	Approved	3/20/2014	3/20/2014	5/1/2015

Would you like to schedule an inspection? [Yes](#)

Units with Expire Lead Certificates...[Expand](#)

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

Violations...[Expand](#)

<u>Tracking #</u>	<u>Inspection</u>	<u>Follow Up</u>	<u>Issue Date</u>	<u>Infraction</u>	<u>Location</u>	<u>Status</u>	<u>Issuing Officer</u>
CVIO-24-00201	Initial		3/22/2024	447 Property Maintenance Code of the Town of Phillipsburg	343 THOMAS VIOLATIONS	Open	Ted Serrano

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](#)

<u>Date & Time</u>	<u>Address</u>	<u>Address 2</u>	<u>Inspector</u>	<u>Type</u>	<u>Level</u>	<u>Result</u>	<u>Completed</u>	<u>Comments</u>	<u>Results</u>
04/11/24 03:00 PM	343 THOMAS STREET		Ted Serrano	RENTAL LICENSE ANNUAL INSPECTION	Reinspection	Pass	Closed		
03/22/24 03:00 PM	343 THOMAS STREET		Ted Serrano	RENTAL LICENSE ANNUAL INSPECTION	Initial	None	Open		
03/11/21 12:09 PM	343 THOMAS STREET		Patrick Kays	Certificate Application	Initial	Pass	Closed		gts756@verizon.net Apt. 1B Only (Common basement also inspected.)

Would you like to schedule an inspection? Yes

▼ Attachments...

▼ Comments...

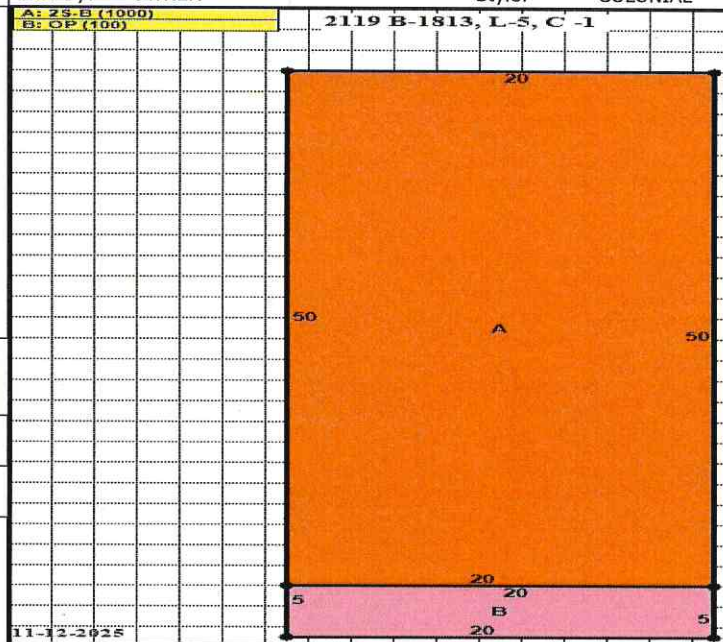
Block: 1813 Lot: 5 Qualifier: Card: 1

Location:

Units:	3	Nbhd:		Model:		VCS:	PH
SFLA:	2000	Floor:		Bldg Name:		Map Page:	18
Prop Class:	2	Occupancy:		Zoning:	R-50	Year Built:	1920
Bldg Class:	45			Addtl Lot:		NC Interior	AVG
Bldg Desc:	2SB			Land Dim:	.072 ACRE	NC Exterior	AVG
Info By:	OWNER			Style:	COLONIAL	NC Layout	AVG

343 THOMAS STREET

Notes:



	Room Count					
	B	1	2	3	4	T
Living	0	0	1	0	0	1
Dining	0	0	0	0	0	0
Kitchen	0	1	1	0	0	2
Bath	0	2	1	0	0	3
Bed	0	1	2	0	0	3
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	4	5	0	0	9

Item	Floor Area (footprint)				
	Bsmnt	First	Uppr	Half	Attic
A 2S-B	1,000	1,000	1,000	0	0
Totals	1,000	1,000	1,000	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	1,000	A 2S-B	1,000
Upper Floor	1,000	B OP	100
Half Story	0		
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	2,000		

Attached Items		
Seg	Item	Area
B	OPEN PORCH	100
	Total Area	100

Detached Items			
Desc		Area	
Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Dwelling Detail		Assessment History				
Element	Description	Year	Class	Land	Improv	Net
Bldg Class	45	2025	2	24,800	111,300	136,100
Type	MULTFAM 3	2024	2	24,800	111,300	136,100
Yr Built	1920	2023	2	24,800	111,300	136,100
Height	2 STORY	2022	2	24,800	111,300	136,100
Style	COLONIAL					
Roof Type	HIP					
Roof Mat.	SLATE					
Bsmnt/Fin						
Foundation	BLK/CONCRT					
Exterior	ALL BRICK					
Interior	DRYWALL					
Floor	MIXED					
Attic/Dorm	14-9-19 DORM					
Heat Src	GAS					
Heat Sys	2000-RADIATORS					
Air Cond	NONE					
Fireplace	NONE					
Plumbing	3-3FIX BATH					

Town of Phillipsburg

Created on Wed Nov 12 2025



notes:

- Inspection reports, violation notices, and compliance records
- Work orders, maintenance logs, and service request history
- Permits issued, pending, or denied related to the property
- Communication or correspondence between [municipality/agency] and the property owner/management regarding compliance or conditions
- Records of fines, penalties, enforcement actions, or citations
- Any legal notices or complaints filed involving the property
- Property ownership and tax records currently on file

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,

Matthew Kaplowitz

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

opra+request-83251-17df66e7@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/dc295a36/ulUyusIWkk_8DFpzxbMJlw?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/95b80a2b/0-lab-H6tkScBOsGq5PFq?u=https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://link.edgepilot.com/s/6ded333f/ORoLqG38g0SqzF6BF0LANg?u=https://opremachine.com/request/opra_request_1153705

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."
