

26-815

1 of 2

Building
Zoning

From: Allison Saabye
Sent: Monday, April 20, 2026 2:55 PM
To: Opra
Subject: FW: [External]OPRA request - Opra Request

RECEIVED
CLERK'S OFFICE
2026 APR 20 P 2:55
CITY OF HACKENSACK

Health
TC

Allison R. Saabye, R.M.C.
Deputy City Clerk
City Of Hackensack
65 Central Avenue
Hackensack, NJ 07601
Phone: 201-646-3940

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

From: Peter <opra+request-90232-b7886aae@requests.opramachine.com>
Sent: Monday, April 20, 2026 2:44 PM
To: Deborah Karlsson <dkarlsson@hackensack.org>
Subject: [External]OPRA request - Opra Request

Dear Hackensack City,

Under penalty of NJSA 2C:28-3, I certify that:

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

I, or another person WILL use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding

I am also requesting the documents under common law.

It would be preferable to receive requested documents on this site.

Records requested for the Following Dates: January 1, 2026 - March 31, 2026

1. Tax Delinquent

due 5/8/26

A list of property addresses with delinquent property taxes, including the corresponding outstanding balances.

2. Open Property Liens

A list of property addresses with open property liens, including the outstanding lien amounts.

3. Water / Utility Shut-Offs

A list of property addresses where water service or other utilities were shut off during the date range, including the balance that led to the shut-off.

4. Code Violations

A list of property addresses that received code violations during the date range, including the violation type.

Please limit the list to unresolved or open violations and exclude closed violations.

5. Vacant / Abandoned Properties

A list of residential property addresses classified as vacant or abandoned.

6. Condemned Properties

A list of residential property addresses designated as condemned.

7. Fire Department Emergency Responses

A list of property addresses where the fire department responded to an emergency call during the date range.

Please include complete property addresses for each list.

Please provide each list in a separate Excel or PDF file.

If current data is not available, please provide the most recent version maintained by your office.

This request seeks only existing lists maintained by your office, not individual property files or case-specific documents.

Please provide a confirmation email acknowledging that my OPRA request has been received by your office.

I appreciate your attention to this matter and thank you in advance for your work.



ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

DATE: April 29, 2026

TO: Peter Tapiavala

The City of Hackensack ("City") records custodian received your Open Public Records Act ("OPRA") Ref. No. 26-815 request on April 20, 2026. As you indicated use for commercial purpose on the request form, the City has a fourteen (14) business day deadline to respond with a due date of May 8, 2026. This response is therefore being timely submitted in accordance with New Jersey law. See N.J.S.A. 47:1A-5.

RECORDS RESPONSE: All responsive records found for the following:

- 1. Tax Delinquent**
- 2. Open Property Liens**
- 3. Water is handled privately through Veolia; Contact them for more information pertaining to "Water Shut off / Utility Liens".**
- 4. Building, Zoning and Health Code Violations**

Fire - The Hackensack Fire Department does not have the capability of generating a report of all code violations for all properties within the City of Hackensack – the system used only allows for records to be search with a specified address or addresses. If you are able to provide the address or addresses for the properties you would like the code violations for, the Fire Department would be able to provide any responsive records if found.

- 5. List of Vacant / Abandoned Properties**
- 6. No records found for "Condemned Properties"**
- 7. Fire Department Emergency Responses**



ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

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Fire - The Hackensack Fire Department does not have the capability of generating a report for all properties within the City of Hackensack – the system used only allows for records to be search with a specified address or addresses. If you are able to provide the address or addresses for the properties you would like the code violations for, the Fire Department would be able to provide any responsive records if found.

Your OPRA request is now deemed answered and closed.

Thank you for your attention to this matter.

A handwritten signature in dark ink, appearing to read "TJH", is written over a horizontal line.

Timothy J. Hoffman
Acting City Clerk

ANY TOWN, NEW JERSEY

Complaint Summary Report

/2026 9:39:13 AM TO 3/31/2026 9:39:13 AM Received By=ALL Refer To=ALL City= ALL Sort By: Comp. Num., Last Name(C), Firs

Comp#	Last name	Location Street	Comp. Type	Date	Year	Abated Date	Action			Comment
							Hrs	Mins.	Hrs	
9437		390 HACKENSACK AVE	ADULTERATED FOOD	01/02/26	2026	01/22/26	0	0	0	COMPLAINT REGARDING UNREFRIGERATED SUGAR SYRUP KEPT ROOM TEMPERATURE IN ESTABLISHMENT.
9438	HAMACK	315 PARK STREET	GENERAL SANITATION	01/05/26	2026	03/10/26	0	0	0	FECAL LIKE MATTER AND URINE IN COMMON AREA OF 2ND FLOOR
9439	PSARRAS	015 FIRST STREET	HEAT	01/05/26	2026	02/05/26	0	0	0	TENANT STATES HEAT IS NOT WORKING IN APARTMENT
9440	MILWOOD	140 PROSPECT AVE	HEAT	01/06/26	2026	01/08/26	0	0	0	LIVING ROOM HEAT IS NOT WORKING
9441		260 S SUMMIT AVE.	GENERAL SANITATION	01/07/26	2026		0	0	0	COMPLAINT REGARDING MODERATE CEILING DAMAGE IN ONE WALK IN FRIDGE AT PAPAYA FARM
9442		240-260 PROSPECT AVE	GL:GS	01/08/26	2026	01/14/26	0	0	0	GARBAGE OVERFLOWING ALL AROUND DUMPSTER AREA
9443	KENNY	390 HACKENSACK AVE	GENERAL SANITATION	01/07/26	2026	01/08/26	0	0	0	COMPLAINT REGARDING AN ALLEGED RAT BEING COOKED AT CHEESECAKE FACTORY
9444		265 BEECH ST.	HOT WATER	01/12/26	2026	01/14/26	0	0	0	NO WATER AT ALL IN THE ENTIRE BUILDING
9445	ROMERO	341 ESSEX ST.	FOOD POISONING	01/12/26	2026	01/20/26	0	0	0	COMPLAINT REGARDING A POTENTIAL FOOD BORNE ILLNESS FROM POPEYES CHICKEN
9446	WORMAN	320 S RIVER ST.	RODENTS	01/14/26	2026	02/06/26	0	0	0	RODENT INFESTATION IN RENTED STORAGE UNIT
9447	WALKER	100 ESSEX ST.	INSECTS	01/12/26	2026	01/14/26	0	0	0	BED BUGS
9448	ELADMA	895 MAIN ST.	RODENTS	01/20/26	2026	03/16/26	0	0	0	MICE IN APARTMENT
9449	VELEZ	230 ANDERSON ST.	HEAT	01/21/26	2026	03/30/26	0	0	0	NO HEAT IN BEDROOM
9450	BURNS	022 LEHIGH ST.	HEAT	01/21/26	2026	03/09/26	0	0	0	TOBACCO SMOKE ODOR COMING IN APARTMENT
9451	ALMONTE	481 CRESTWOOD AVE	HEAT	01/27/26	2026	03/04/26	0	0	0	NO HEAT IN THE FAMILY ROOM OF RENTED HOUSE
9452	IFILL	030 SECOND ST.	HEAT	01/28/26	2026	01/28/26	0	0	0	NO HEAT
9453	DIAZ	230 ANDERSON ST.	HEAT	01/28/26	2026		0	0	0	HEAT IS NOT WORKING PROPERLY IN BEDROOM AND BATHROOM
9454	CORBIN	406 PROSPECT AVE	GENERAL SANITATION	01/28/26	2026	01/29/26	0	0	0	TENANT STATES THE STAIRWELL IS UNSANITARY
9455	DIAZ	230 ANDERSON ST.	HEAT	01/28/26	2026	02/17/26	0	0	0	INSUFFICIENT HEAT
9456	ZELLEA	230 ANDERSON ST.	HEAT	01/28/26	2026	02/17/26	0	0	0	INSUFFICIENT HEAT
9457	CHANDRANI	389 MAIN ST.	HEAT	01/29/26	2026	03/09/26	0	0	0	HEAT NOT WORKING PROPERLY IN APARTMENT
9458	BELL	185 PROSPECT AVE	HEAT	01/30/26	2026	01/30/26	0	0	0	HEAT WAS NOT WORKING CORRECTLY AND PIPES WERE FROZEN IN THE BATHROOM
9459	FROM HPD	052 MADISON ST.	GL:GS;IN	01/30/26	2026		0	0	0	BUGS. HOARDING. SMOKING
9460	LOSCHI	350 PROSPECT AVE	HW;H	02/02/26	2026	02/06/26	0	0	0	TENANT STATES THE HOT WATER AND HEAT IS NOT WORKING CORRECTLY
9461	HFD	245 ANDERSON ST.	HW;H	02/02/26	2026	02/05/26	0	0	0	EMERGENCY CALL OUT FROM HFD
9462	MARTINEZ	37 E BROADWAY	ADULTERATED FOOD	02/02/26	2026	02/04/26	0	0	0	COMPLAINT REGARDING FOREIGN METAL OBJECT IN FOOD FROM RESTURANT
9463	AIELLOS	059 POPLAR AVE	REFERRAL	02/04/26	2026	02/04/26	0	0	0	VACANT PROPERTY NOT BEING UPKEPT
9464		450 HACKENSACK AVE	HOT WATER	02/06/26	2026	04/16/26	0	0	0	RETAIL FOOD ESTABLISHMENT DID NOT HAVE HOT WATER IN BACK KITCHEN PREP AREA
9465	RODRIGUEZ	161 TRACY PL	HEAT	02/09/26	2026	02/17/26	0	0	0	COMPLAINT REGARDING NO HEAT AND NO WATER IN APARTMENT
9466	ROJAS	100 POLIFLY RD	HEAT	02/09/26	2026	02/10/26	0	0	0	COMPLAINT REGARDING NO HEAT IN THEIR APARTMENT
9467	VALENTINE	240 PROSPECT AVE.	RODENTS	02/11/26	2026	02/24/26	0	0	0	COMPLAINT REGARDING RODENTS IN THE TENANTS APARTMENT AND THROUGHOUT THE BUILDING
9468	CARUCCI	140 HUDSON ST.	INSECTS	02/11/26	2026		0	0	0	TENANT STATES APARTMENT HAS "FLEAS AND BITING MITES"
9469		035 E. KENNEDY ST	GENERAL SANITATION	02/13/26	2026	02/19/26	0	0	0	HPD RESPONDED TO AN ANIMAL WELFARE CALL

ANY TOWN, NEW JERSEY

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Comp#	Last name	Location Street	Comp. Type	Date	Year	Abated Date	Action			Comment
							Hrs	Mins.	Hrs	
9471	BORNEMANN	133 ATLANTIC ST.	GENERAL SANITATION	02/19/26	2026	02/19/26	0	0	0	TENANT WAS CONCERNED ABOUT SILICA DUST IN HIS APARTMENT
9472		061 LINDEN ST.	HOT WATER	02/17/26	2026	02/19/26	0	0	0	NO HOT WATER
9473	TAYLOR	277 PROSPECT AVE	RODENTS	02/24/26	2026	03/11/26	0	0	0	INFESTATION OF MICE IN THE COMMON AREAS
9474		260 S SUMMIT AVE	GENERAL SANITATION	02/25/26	2026	02/25/26	0	0	0	COMPLAINT REGARDING CONSTRUCTION IN PAPAYA FARM
9475	RERAZO	25 HACKENSACK AVE.	GENERAL SANITATION	02/18/26	2026	02/25/26	0	0	0	COMPLAINT REGARDING LEAK FROM CEILING FALLING ON SANDWICH STATION IN DUNKIN DONUTS.
9476	HEALTH DEPT.	251 MAIN STREET	OCCUPATIONAL HEALTH	02/09/26	2026	03/16/26	0	0	0	SERVICES PERFORMED OUTSIDE THE SCOPE OF COSMETOLOGY
9477		111 ANDERSON ST.	GARBAGE AND LITTER	02/27/26	2026	03/05/26	0	0	0	ANONYMOUS COMPLAINT REGARDING AN OPEN TOP GARBAGE CONTAINER LOCATED IN THE BACK OF THE RESTURANT
9478				02/27/26	2026		0	0	0	
9479		101 COMMERCE WAY	LICENSING EST.	02/27/26	2026	03/04/26	0	0	0	ESTABLISHMENT OPERATING WITHOUT NJ WHOLESAL LICENSE
9480		329 MAIN ST.	INSECTS	02/27/26	2026	03/10/26	0	0	0	COMPLAINR REGARDING COCKROACH IN RESTURANT PARATHAS & PLATTERS
9481		450 HACKENSACK AVE	ADULTERATED FOOD	03/02/26	2026	03/04/26	0	0	0	FOREIGN METAL IN A CHOCOLATE DRINK FROM REAL FRUIT BUBBLE TEA
9482	GONZALEZ	167-169 CENTRAL AVE.	HEAT	03/02/26	2026	03/09/26	0	0	0	POLICE REPORT WAS PROVIDED TO THE HEALTH DEPARTMENT REGARDING NO HEAT IN A ROOMING HOUSE
9483	GALLOTO	450 HACKENSACK AVE	ADULTERATED FOOD	03/03/26	2026	03/04/26	0	0	0	COMPLAINT REGARDING FOREIGN FOOD OBJECT FROM CHIPOTLE
9484	LOZANO	6-14 E CAMDEN	GENERAL SANITATION	03/02/26	2026	03/16/26	0	0	0	COMPLAINT REGARDING LARGE FURNITURE ITEMS AROUND THE DUMPSTER BEHIND THE SHOPS
9485	HEALTH DEPT	011 ATLANTIC ST.	OCCUPATIONAL HEALTH	03/04/26	2026		0	0	0	PERFORMING NAIL SERVICE WITHOUT A BOARD OF COSMETOLOGY LICENSE
9486	ALMONTE	481 CRESTWOOD AVE	GS:IN	03/05/26	2026		0	0	0	MOLD LIKE RESIDE IN BOTH BATHROOMS, COCKROACHES IN BASEMENT
9487	HEALTH DEPT.	142 KANSAS ST.	GARBAGE AND LITTER	03/06/26	2026	04/13/26	0	0	0	GARBAGE AND RUBBISH ALL OVER THE PROPERTY
9488	SCHANTZ	202 ESSEX ST.	FOOD POISONING	03/09/26	2026	03/19/26	0	0	0	POTENTIAL FOOD BORNE ILLNESS FROM SEVEN ELEVEN HOT DOG
9489	WILK	450 HACKENSACK AVE	INSECTS	03/06/26	2026		0	0	0	COMPLAINT REGARDING ROOM TEMPERATURE DUCKS ON DISPLAY, FLIES IN HOT FOOD PREP AREA, AND SEWAGE OVERFLOWS
9490	ANGELES	150 MAIN ST.	GENERAL SANITATION	03/10/26	2026	03/11/26	0	0	0	SINK BACK UP CAUSING SEWAGE WATER IN KITCHEN SINK
9491	COLON	275/265 BEECH ST.	HOT WATER	03/10/26	2026	03/11/26	0	0	0	267 AND 275 BEECH STREET HAD NO HOT WATER (NO RUNNING WATER AT ALL)
9492	AQUINO	018 E CAMDEN ST.	GENERAL SANITATION	03/11/26	2026	03/30/26	0	0	0	MOLD LIKE FOUL, ODOR, LEAKING WATER THROUGH THE FLOOR
9493	HAAC	202 ESSEX ST.	FOOD POISONING	03/12/26	2026		0	0	0	COMPLAINT REGARDING POTENTIAL FOOD BORNE ILLNESS FROM HOT DOG
9494	HAAC	202 ESSEX ST.	FOOD POISONING	03/11/26	2026	03/19/26	0	0	0	COMPLAINT REGARDING FOOD BORNE ILLNESS FROM A HOT DOG
9495	SUNDER	160 S RIVER ST.	ANIMAL CONTROL	03/12/26	2026	03/18/26	0	0	0	WILD BAT DISCOVERED INSIDE THE BERGEN COUNTY

ANY TOWN, NEW JERSEY

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Comp#	Last name	Location Street	Comp. Type	Date	Year	Abated Date	Action			Comment
							Hrs	Mins.	Mins.	
9496	CRUZ-GONZALE	123 CLARENDON PL	GL,GS	03/12/26	2026	03/12/26	0	0	0	JAIL CONFERENCE ROOM
9497	HEALTH DEPT	20 RT 4 WEST	GENERAL SANITATION	03/12/26	2026	04/20/26	0	0	0	TRASH AND RUBBISH ON THE PROPERTY OPERATING WITHOUT A FOOD HEALTH LICENSE, SELLING ESD PRODUCTS WITHOUT A LICENSE, SELLING FLAVORED VAPOR PRODUCTS
9498		380 W PLEASANTVIEW	TAOS COMPLAINT INVES	03/11/26	2026		0	0	0	MOHEGAN CIGAR AND SMOKE SHOP PRODUCTS BANNED FOR SALE ON PREMISES
9499		327 HUDSON ST	TAOS COMPLAINT INVES	03/11/26	2026		0	0	0	THE MAGIC SMOKE 007 FLAVORED VAPE PRODUCTS BANNED FOR SALE WERE ON PREMISIS
9500	BERMUDEZ	061 LINDEN ST	PLUMBING DEFECTIVE	03/13/26	2026	03/16/26	0	0	0	SEWAGE BACKUP IN KITCHEN SINK
9501		040 JEFFERSON ST	GARBAGE AND LITTER	03/13/26	2026	04/21/26	0	0	0	DUMPSTER AREA OVER FLOWING
9502	HAMEED	140 PROSPECT AVE	GENERAL SANITATION	03/16/26	2026	04/07/26	0	0	0	CARPET SOAKED IN WATER FROM LEAKING PIPES, STRONG MUSTY SMELL
9503	ROTH	061 LINDEN ST.	HOT WATER	03/17/26	2026		0	0	0	INTERMITTENT HOT WATER
9504	NEMETH	214 STATE ST	REG. MEDICAL WASTE	03/11/26	2026	04/06/26	0	0	3	JOINT INSPECTION REQUESTED AT MEHLING ORTHOPEDICS WITH STATE DOH AND BOARD OF MEDICAL EXAMINERS
9505	GARCIA	272 KIPP AVE	GL,GS	03/18/26	2026		0	0	0	BIRD FEEDER ON BALCONY ABOVE IS CAUSING A LARGE AMOUNT OF BIRD DROPPINGS AND DEBRIS ON OWNER BELOWS BALCONY DAILY
9506	LEGER	061 LINDEN ST.	HOT WATER	03/18/26	2026		0	0	0	NO HOT WATER DURING HOURS OF 5 PM TILL 8 AM DAILY
9507		27-31 MERCER ST.	GARBAGE AND LITTER	03/19/26	2026	04/01/26	0	0	0	GARBAGE CANS ON THE PROPERTY ARE OVER FLOWING WITH GARBAGE
9508	EMERGENCY C	340 HUDSON	PLD:ROD	03/23/26	2026	03/30/26	0	0	0	SEWER BACK UP IN APT #S 3&4
9509		327 HUDSON ST		03/24/26	2026		0	0	1	COMPLAINT RECIEVED THAT MAGIC SMOKE 007 IS SELLING FLAVORED VAPE PRODUCTS
9510	MATTALIAN	161 BYRNE STREET	ANIMAL CONTROL	03/24/26	2026		0	0	0	7 ROOSTERS, AND 10 HENS ON THE PROPERTY
9511		772 MAIN ST.	GENERAL SANITATION	03/26/26	2026	03/31/26	0	0	0	COMPLAINT REGARDING A CAT IN THE ESTABLISHMENT
9512	REYNA	214 STATE ST	GENERAL SANITATION	03/26/26	2026	04/06/26	0	0	0	BATHROOMS IN POOR SANITARY CONDITIONS AND STALLS OUT OF ORDER
9513	SYDNEY	260 PROSPECT AVE	RODENTS	03/30/26	2026		0	0	0	MICE INFESTATION
9514	HPD	039 EUCLID AVE	GL,GS	03/30/26	2026		0	0	0	HOARDING CONDITIONS
Total	77						0.00	0.00	4.00	Mins. 0.00
TOTAL = Hours							4.00			

Zoning Violations

Reference Number	Concern Address	Date Entered	Status	Department Assigned	Concern Description	Attachments	Concern Type	Source Type
RAC-2026-00031	70 JOHNSON AVE	1/29/2026	In Progress	Planning and Zoning	Sub Leasing of Units / Renting Rooms		Overcrowding/Stacking	Tenant
RAC-2026-00033	589 MAIN ST	2/2/2026	In Progress	Planning and Zoning	Operating business w/out approvals - no CO		Zoning Violations	Zoning
RAC-2026-00036	131 MAIN ST	2/3/2026	In Progress	Planning and Zoning	No zoning/CO for business - 'The Maids'		Zoning Violations	Zoning
RAC-2026-00054	12-14 VAN ORDEN PL	2/19/2026	In Progress	Planning and Zoning	2nd nov - Lot being used as commercial parking lot		Zoning Violations	Zoning
RAC-2026-00091	217 MAIN ST.	3/11/2026	In Progress	Planning and Zoning	2nd fl apt divided into extra unit. - work w/out permits per BM.		Zoning Work Without Permits	In House
RAC-2026-00013	131 MAIN ST	1/12/2026	In Progress	Planning and Zoning	'Walke-N-Closet' (no zoning/CO)	Report_a_Concern/48_Catalpa_BnB_Listing_P hotos_2026012119540 0.docx 1122016 Wed Jan 21 2026 14:54:01 GMT-0500 (Eastern Standard Time) website listing for short term rental false^	Zoning Violations	In House
RAC-2026-00020	48 CATALPA AVE	1/21/2026	In Progress	Planning and Zoning	Operating 'Airbnb' (rooms in basement), possible work w/out permits		Zoning Violations	Fire Dept
RAC-2026-00121	247 POPLAR AVE	3/23/2026	In Progress	Planning and Zoning	Zoning violations, possible construction yard?		Zoning Violations	Web Form
RAC-2026-00014	106 ELM AVE	1/12/2026	In Progress	Planning and Zoning	overcrowding		Overcrowding/Stacking	Email
RAC-2026-00071	247 POPLAR AVE	3/4/2026	In Progress	Planning and Zoning	Concern: Zoning/Property Maintenance Violation Location: Poplar Avenue, Fairmont section, Hackensack (residential property) Details: Possible Full-yard blacktop with no visible permit—exceeds impervious coverage limits. Construction trailers, heavy machines, and a large camper stored outdoors in driveway, blocking garage access—appears long-term. Piles of construction materials and debris in the back yard, no active work visible. Owner seems to be a contractor using residential lot for business storage—no screening or permit. Creating runoff, eyesore, and potential nuisance. Please inspect.		Zoning Violations	Web Form
RAC-2026-00137	14 SO STATE ST	3/26/2026	In Progress	Planning and Zoning	Sign / Use No Permits		Zoning Work Without Permits	In House