



Linda Donnelly &lt;linda.donnelly@springfield-nj.us&gt;

## OPRA request - Opra Request

1 message

Peter &lt;opra+request-90274-f0400243@requests.opramachine.com&gt;

Mon, Apr 20, 2026 at 3:22 PM

To: "OPRA requests at Springfield Township (Union)" &lt;linda.donnelly@springfield-nj.us&gt;

Dear Springfield Township (Union),

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

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 *No responsive records.*

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 *NONE - ZONING OFFICIAL RAH 4-21-2026*

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 *171 HAWTHORNE AVE - ZONING OFFICIAL RAH 4-21-2026*

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

### ✓ 6. Condemned Properties *NONE - ZONING OFFICIAL RAH 4-21-2026*

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.

Yours faithfully,

Peter Tapiavala

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

[opra+request-90274-f0400243@requests.opramachine.com](mailto:opra+request-90274-f0400243@requests.opramachine.com)

Is [linda.donnelly@springfield-nj.us](mailto:linda.donnelly@springfield-nj.us) the wrong address for OPRA requests to Springfield Township (Union)? If so, please contact us using this form:

[https://opramachine.com/change\\_request/new?body=springfield\\_township\\_union](https://opramachine.com/change_request/new?body=springfield_township_union)

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<https://opramachine.com/help/officers>

View this OPRA request & responses online:

[https://opramachine.com/request/opra\\_request\\_1154662](https://opramachine.com/request/opra_request_1154662)



Linda Donnelly &lt;linda.donnelly@springfield-nj.us&gt;

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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

| Block         | Lot   | Property Location    | Cert Num | Sale Date  | Status | Owner Name           | Premium           | Percentage | Prev Bal    | Certificate      | Outside Subseq   | Balance           |
|---------------|-------|----------------------|----------|------------|--------|----------------------|-------------------|------------|-------------|------------------|------------------|-------------------|
| 609           | 32.26 | 445 MORRIS AVE 10-B  | 25-00002 | 10/16/2025 | Open   | MC ALVANEY, ROXANNE  | 10,800.00         | 0.00       | 0           | 1,274.48         | 6,250.44         | 7,524.92          |
| 810           | 19    | 54 MEISEL AVE        | 25-00003 | 10/16/2025 | Open   | ANGUELLA, CHARLES A  | 2,700.00          | 0.00       | 0           | 56.49            | 5,807.62         | 5,864.11          |
| 1002          | 1.113 | 79-C TROY DR BLDG 10 | 25-00004 | 10/16/2025 | Open   | BINENSTOCK, JORDAN G | 10,800.00         | 0.00       | 0           | 3,541.62         | 8,066.33         | 11,607.95         |
| 1201          | 38    | 174 MOUNTAIN AVE     | 25-00005 | 10/16/2025 | Open   | JUMIR LLC            | 61,400.00         | 0.00       | 0           | 8,554.04         | 31,266.89        | 39,820.93         |
| 4001          | 2.190 | 2406 PARK PLACE      | 24-00004 | 10/17/2024 | Open   | REBRYN REALTY LLC    | 35,000.00         | 0.00       | 0           | 6,320.09         | 25,342.64        | 31,662.73         |
| 4001          | 2.284 | 3603 PARK PLACE      | 25-00008 | 10/16/2025 | Open   | ROTHSCHILD, STEPHEN  | 26,500.00         | 0.00       | 0           | 8,717.61         | 13,566.80        | 22,284.41         |
| <b>Totals</b> |       |                      |          |            |        |                      | <b>147,200.00</b> |            | <b>0.00</b> | <b>28,464.33</b> | <b>90,300.72</b> | <b>118,765.05</b> |

| Block | Lot   | Owner Name                           | Property Location        | Property Class | Tax Pin Due | 6% Penalty Due | Tax Interest | Total Due |
|-------|-------|--------------------------------------|--------------------------|----------------|-------------|----------------|--------------|-----------|
| 101   | 20    | BONOLIS, MARTINA ANNE & GARZA, JESUS | 26 TOWER DR              | 2              | 3,765.38    | 0              | 117.29       | 3,882.67  |
| 104   | 8     | GOLBIEWSKI, ZOFIA                    | 79 COLFAX RD             | 2              | 0.30        | 0              | 0.01         | 0.31      |
| 105   | 1     | ROTH, ROBERT B. SR. & ROTH, STEVEN   | 244 SHORT HILLS AVE      | 2              | 7,874.78    | 0.00           | 165.37       | 8,040.15  |
| 106   | 9     | FRANZONI, A & MARIA EST OF, TRUSTEES | 41 TOWER DR              | 2              | 0.44        | 0              | 0.01         | 0.45      |
| 108   | 10    | DE FRONZO, STEPHEN D                 | 216 SHORT HILLS AVE      | 4A             | 3,369.98    | 0.00           | 101.47       | 3,471.45  |
| 109   | 12    | QUALITY MORRIS BUSINESS LLC          | 442 MORRIS AVE           | 4A             | 1,855.96    | 0              | 40.91        | 1,896.87  |
| 204   | 1     | 326 MAIN MILLBURN LLC                | MAIN ST                  | 1              | 0.25        | 0              | 0.00         | 0.25      |
| 204   | 2     | EAAP LLC, /ELIE TAHARI LTD           | MAIN ST - REAR           | 1              | 0.13        | 0              | 0.00         | 0.13      |
| 206   | 15    | MORRIS & CENTER AVE, LLC/JOSE GOMES  | 242 MORRIS AVE           | 4A             | 0.02        | 0              | 0.00         | 0.02      |
| 302   | 4     | DAT, NGUYEN V                        | 37 MAPLE AVE             | 4A             | 351.41      | 0              | 6.25         | 357.66    |
| 302   | 5     | DAT, NGUYEN V                        | 33 MAPLE AVE             | 2              | 3,006.52    | 0              | 86.93        | 3,093.45  |
| 302   | 6     | DAT, NGUYEN V                        | 44 SPRINGFIELD AVE       | 4A             | 259.79      | 0              | 4.62         | 264.41    |
| 403   | 20    | LIANG, JINGRU                        | 19 WARNER AVE            | 2              | 9.05        | 0              | 0.32         | 9.37      |
| 404   | 14    | SMITH, D EST OF & SMITH, A G EST OF  | 1 PERRY PLACE            | 2              | 2,468.87    | 0              | 65.42        | 2,534.29  |
| 505   | 1     | RIDGE APARTMENTS LLC                 | 597 MORRIS AVE           | 4A             | 11,231.14   | 0.00           | 415.92       | 11,647.06 |
| 609   | 33.17 | FRAGNITO, LUCAS MICHAEL              | 445 MORRIS AVE GARAGE 17 | 2              | 56.66       | 0              | 1.01         | 57.67     |
| 611   | 4     | QUINTELA, MANUEL F & KATHLEEN        | 188 BRYANT AVE           | 2              | 12,586.56   | 0              | 1,043.44     | 13,630.00 |
| 704   | 22    | BARONE, LUCILLE EST OF               | 34 KEELER ST             | 2              | 13,299.68   | 661.30         | 1,136.69     | 15,097.67 |
| 705   | 29    | 68 CALDWELL PLACE INVESTMENTS, LLC   | 68 CALDWELL PL           | 2              | 22,792.99   | 1,148.05       | 2,207.84     | 26,148.88 |
| 802   | 13    | NU OFFICE RENTAL LLC                 | 165 MOUNTAIN AVE         | 4A             | 3,796.10    | 0              | 118.51       | 3,914.61  |
| 803   | 4     | PARK SLOPE PROPERTIES LLC            | 37 MOUNTAIN AVE          | 4A             | 3,097.17    | 0              | 90.56        | 3,187.73  |
| 804   | 14    | TAUMAN, IRA                          | 22 GARDEN OVAL           | 2              | 11,881.18   | 0.00           | 794.99       | 12,676.17 |
| 809   | 4     | 105 LINDEN AVENUE LLC                | 105 LINDEN AVE           | 2              | 7,712.25    | 0              | 550.16       | 8,262.41  |
| 901   | 12    | SEYBUCK, STEPHEN J & CRAFT, MEGAN E  | 61 MIESEL AVE            | 2              | 14.60       | 0              | 0.58         | 15.18     |
| 904   | 44    | BURNS, CHRISTOPHER R & TRACI         | 64 WASHINGTON AVE        | 2              | 0.01        | 0              | 0.00         | 0.01      |
| 905   | 37    | MARIOUS, NICHOLAS C                  | 234 RIVERSIDE DR         | 2              | 6,062.95    | 0.00           | 308.39       | 6,371.34  |
| 906   | 27    | RUOCO, WILLIAM A EST OF              | 26 JOANNE WAY            | 2              | 5,996.50    | 0              | 304.23       | 6,300.73  |
| 908   | 11    | COLEMAN LIVING TRUST                 | 49 WASHINGTON AVE        | 2              | 2,585.80    | 0              | 70.10        | 2,655.90  |
| 1002  | 1,004 | CAFARO, JOHN                         | 1-D TROY DR BLDG 1       | 2              | 1,365.84    | 0              | 24.28        | 1,390.12  |
| 1002  | 1,200 | HOUSE BETTER HOMES ORG               | 72-D TROY DR BLDG 18     | 2              | 3,215.69    | 0              | 130.30       | 3,345.99  |
| 1002  | 1,205 | ADRION, JILL L                       | 76-A TROY DR BLDG 18     | 2              | 3.74        | 0              | 0.03         | 3.77      |
| 1002  | 1,239 | KELLY, SEAN EST OF                   | 58-A TROY DR BLDG 20     | 2              | 4.74        | 0              | 0.12         | 4.86      |
| 1002  | 1,303 | LYNCH, ROBERT G, JR                  | 12-C TROY DR BLDG 25     | 2              | 1,556.91    | 0              | 28.95        | 1,585.86  |
| 1002  | 1,313 | CENTAMORE, PAUL                      | 8-A TROY DR BLDG 26      | 2              | 7,784.52    | 0              | 631.27       | 8,415.79  |
| 1101  | 6     | QUAGLIETTA, ANTHONY                  | 205 BRYANT AVE           | 2              | 2,860.66    | 0.00           | 81.10        | 2,941.76  |
| 1104  | 18    | MORESE, JERRY                        | 211 HAWTHORN AVE         | 2              | 2,354.95    | 0              | 60.87        | 2,415.82  |
| 1202  | 15    | D'AMORE, CLAIRE                      | 95 TOOKER AVE            | 2              | 5,468.61    | 0              | 271.22       | 5,739.83  |
| 1204  | 2     | FERRARO, NICHOLAS                    | 141 HAWTHORN AVE         | 2              | 2,793.75    | 0              | 78.42        | 2,872.17  |
| 1204  | 24    | NAGAR, LYNNIE                        | 110 HENSHAW AVE          | 2              | 14,166.28   | 704.24         | 1,210.29     | 16,080.81 |
| 1301  | 2     | DOSCHER, JOAN O                      | 269 BALUSROL WAY         | 2              | 0.20        | 0              | 0.00         | 0.20      |
| 1301  | 36    | LULINSKI WEISMAN, PEARLA             | 8 NORWOOD RD             | 2              | 0.01        | 0              | 0.00         | 0.01      |
| 1302  | 8     | FISH, YEDA                           | 25 ETON PL               | 2              | 0.02        | 0              | 0.00         | 0.02      |
| 1303  | 6     | BRADY, THOMAS                        | 59 WARWICK CIRCLE        | 2              | 64.25       | 0              | 2.25         | 66.50     |
| 1402  | 7     | 23 S SPRINGFIELD LLC                 | 23 S SPRINGFIELD AVE     | 2              | 4,909.53    | 0.00           | 163.05       | 5,072.58  |
| 1402  | 18    | BUTTON REALTY LLC                    | 39 WAVERLY AVE           | 4A             | 14,711.32   | 670.10         | 925.14       | 16,306.56 |

|        |       |                                      |                        |    |            |          |           |            |
|--------|-------|--------------------------------------|------------------------|----|------------|----------|-----------|------------|
| 1403   | 11    | SHERMAN, KATHLEEN                    | 6 S SPRINGFIELD AVE    | 2  | 6.00       | 0        | 0.20      | 6.20       |
| 1703   | 9     | HIRSHEL, BARBARA                     | 36 GOLF OVAL           | 2  | 20.36      | 0        | 0.46      | 20.82      |
| 1801   | 2     | BUTLER, GARY EST OF                  | 491 MOUNTAIN AVE       | 2  | 2,049.96   | 0        | 48.67     | 2,098.63   |
| 1801   | 27    | JOHNSON, RACHEL ANN & DALE MATTHEW   | 359 MOUNTAIN AVE       | 2  | 12.42      | 0        | 0.20      | 12.62      |
| 1802   | 42    | SHAH, MAHASUKH K & SAUDAMINI M       | 39 CAMBRIDGE TER       | 2  | 17.81      | 0        | 0.36      | 18.17      |
| 1804   | 11    | LANDA, MIRIAM                        | 15 PITT RD             | 2  | 3,108.39   | 0        | 91.01     | 3,199.40   |
| 1806   | 27    | AMEBLEH, REBECCA & DARTEY, RICHARD   | 492 MEISEL AVE         | 2  | 0.38       | 0        | 0.02      | 0.40       |
| 1806   | 42    | DEMBNER, HARRY & FERN                | 39 GLENVIEW DR         | 2  | 21,008.85  | 1,097.46 | 2,728.08  | 24,834.39  |
| 1806   | 66    | NGUYEN, TAM V & HOANG, THU Q         | 23 COUNTRY CLUB LANE   | 2  | 11,366.74  | 0        | 1,074.61  | 12,441.35  |
| 1807   | 6     | NGUYEN, TAM V - HOANG, T Q- HOANG, B | 50 COUNTRY CLUB LANE   | 2  | 15,454.13  | 742.00   | 1,643.19  | 17,839.32  |
| 1903   | 13    | MULLMAN, SEYMOUR S & CHERYL A        | 65 REDWOOD RD          | 2  | 118.53     | 0        | 0.89      | 119.42     |
| 1904   | 5     | STEINBERG, ROBERT                    | 17 HEMLOCK TER         | 2  | 6,234.79   | 0.00     | 109.11    | 6,343.90   |
| 1905   | 11    | DASA PROPERTY PARTNERS LLC           | 95 REDWOOD RD          | 2  | 4,374.16   | 0        | 141.64    | 4,515.80   |
| 2005   | 10    | BIANCO, SEBASTIAN & MARIA            | 17 ARCHBRIDGE LANE     | 2  | 0.20       | 0        | 0.00      | 0.20       |
| 2005   | 15    | GREEN, DAVID                         | 30 JANET LANE          | 2  | 1.00       | 0        | 0.02      | 1.02       |
| 2006   | 24    | PHARMAKIDES, GEORGE & MARCHETTO, J   | 2 WILLOW COURT         | 2  | 5,714.81   | 0.00     | 42.86     | 5,757.67   |
| 2102   | 27    | ALEXIS, SERGE & YUDELKA              | 19 SMITHFIELD DR       | 2  | 8,113.37   | 0        | 436.62    | 8,549.99   |
| 2702   | 12    | SIOPONGCO, ANTHONY T & LIZA B        | 60 GREEN HILL RD       | 2  | 4,512.79   | 0.00     | 147.18    | 4,659.97   |
| 2802   | 15    | CHEN, LEE                            | 413 HILLSIDE AVE       | 2  | 2,725.64   | 0.00     | 75.70     | 2,801.34   |
| 2901   | 49    | HAIDRI, AMIRAU                       | 202 HILLSIDE AVE       | 2  | 17,344.14  | 867.05   | 1,564.49  | 19,775.68  |
| 2901   | 61    | SALAS, PERCY & GLADYS                | 270 HILLSIDE AVE       | 2  | 14.33      | 0        | 0.25      | 14.58      |
| 2902   | 36    | BALDWIN, CARRIE C/O D COPELAND       | 64 RUBY ST             | 2  | 12.87      | 0        | 0.10      | 12.97      |
| 3001   | 8     | 1140 KIPLING LLC                     | 81 NEW BROOK LANE      | 1  | 135.02     | 0        | 2.40      | 137.42     |
| 3001   | 28    | SUAREZ, MICHAEL D                    | 167 NEW BROOK LANE     | 2  | 0.02       | 0        | 0.00      | 0.02       |
| 3003   | 7     | ROSSOMANDO, PETER T & AMELIA M       | 27 BENJAMIN DR         | 2  | 0.03       | 0        | 0.00      | 0.03       |
| 3003   | 63    | FERRI, ELIZABETH                     | 5 LINDA LANE           | 2  | 4,624.90   | 0        | 151.67    | 4,776.57   |
| 3003   | 68    | PALEMO, PATRICIA A TRUST DECLAR      | 2 JADE MEADOW DR       | 2  | 5,000.42   | 0        | 166.69    | 5,167.11   |
| 3004   | 5,130 | SCHNEIDERMAN, SUSAN EST OF           | 555 S SPRINGFIELD AVE  | 2  | 8,591.66   | 0        | 711.91    | 9,303.57   |
| 3103   | 10    | DAVILA, HENRY A & NGUYEN, ANH        | 18 EVERGREEN AVE       | 2  | 4,015.52   | 0        | 127.29    | 4,142.81   |
| 3103   | 7     | FRANK, SCHAIL C & LOURDES            | 22 BERNADETTE COURT    | 2  | 3,084.41   | 0        | 40.10     | 3,124.51   |
| 3103   | 13    | TRATENBERG, LOUIS & LINDA            | 11 BERNADETTE COURT    | 2  | 0.04       | 0        | 0.00      | 0.04       |
| 3105   | 1     | FAIRVIEW RLY ASSOC, LLC-BRIAD GRP    | 42 ROUTE 22 CTR ISLAND | 4A | 18,105.57  | 0        | 690.89    | 18,796.46  |
| 3105   | 2     | FAIRVIEW RLY ASSOC LLC/BRIAD GRP     | 40 ROUTE 22 CTR ISLAND | 4A | 6,130.00   | 0        | 211.87    | 6,341.87   |
| 3303   | 6     | BALD MEN DO IT BEST LLC CO NORTHWES  | 64 HIGHLANDS AVE       | 2  | 29.61      | 0        | 0.73      | 30.34      |
| 3304   | 8     | CUBELO, JEREMY & MARIE K             | 32 FERNHILL RD         | 2  | 23,748.35  | 1,187.21 | 2,142.18  | 27,077.74  |
| 3401   | 19    | CASCARANO, GENNARO                   | 156 WENTZ AVE          | 2  | 25,152.88  | 830.34   | 4,766.63  | 30,749.85  |
| 3502   | 27    | HOWELL, JAMIE                        | 11 BRIAR HILLS CIRCLE  | 2  | 17,817.28  | 884.94   | 1,505.44  | 20,207.66  |
| 3508   | 6     | DELLEDONNE, FRANK                    | 104 MAPES AVE          | 2  | 0.01       | 0        | 0.00      | 0.01       |
| 3508   | 19    | DELLE DONNE, ANTONIO & FILOMENA      | 83 KIPLING AVE         | 2  | 0.01       | 0        | 0.00      | 0.01       |
| 3509   | 4     | SUKENICK, DAVID & MARCY              | 16 MAPES AVE           | 2  | 2,615.94   | 0        | 71.31     | 2,687.25   |
| 3514   | 25    | BASILE, DOLORES T                    | 45 EDGEWOOD AVE        | 2  | 0.20       | 0        | 0.00      | 0.20       |
| 3901   | 2     | GG SPRINGFIELD PROPERTIESLLC         | 905 MOUNTAIN AVE       | 4A | 3,422.99   | 0        | 103.59    | 3,526.58   |
| 4001   | 2,002 | MASLO, DOUGLAS - SCHON, KATHI        | 102 PARK PLACE         | 2  | 5,080.85   | 0        | 246.96    | 5,327.81   |
| 4001   | 2,011 | HANSEN, ROBERT RANDALL               | 204 PARK PLACE         | 2  | 13,001.32  | 646.45   | 1,110.89  | 14,758.66  |
| 4001   | 2,141 | KRIVAK, WENDY A/NATALE               | 1807 PARK PLACE        | 2  | 4,396.87   | 0        | 179.47    | 4,576.34   |
| Totals |       |                                      |                        |    | 432,503.06 | 9,439.14 | 31,573.99 | 473,516.19 |

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: 04/21/26 Int Date: 04/21/26 Inc Curr Int: N

Include Only: Total Tax Due: Tax Prin + Interest Greater Than 0.00

Net Tax Range: First to Last

Assessed Value/Special Tax Code/Deduction Year: 2026