

Borough Clerk

From: Borough Clerk
Sent: Wednesday, June 3, 2026 3:34 PM
To: Tax Collector; MPICCOLI; Technical Assistant; Fire Prevention Secretary; Administrative Assistant to the Construction Department; QOL Enforcement Officer
Cc: OPRA
Subject: FW: [EXTERNAL] OPRA request - Opra Request

Categories: OPRA

OPRA Request From: Nathan Stallone

Received On: 6/3/2026

Requesting Records From: Tax Collection, Building Department, Fire Department, Property Maintenance

Due: ASAP but not later than 6/8/2026

Instructions for Responding Department:

If an extension of time is required:

- Advise opra@franklinlakes.org with reason and date a response will be ready

If you have responsive records:

- Snapshot the records to Laserfiche behind the OPRA Request and make necessary redactions
- Change the Laserfiche Metadata Status Field to Awaiting Custodian Review
- The Borough Clerk's office will review the document(s) and send a response to the requestor

If you have no responsive records:

- Respond to requestor that no responsive records were found for your department
- Change the Laserfiche Metadata Status Field to Complete
- The Borough Clerk's office will file the completed request

Questions may be directed to the Borough Clerk's Office at 201-891-4000 x1200 or via email to opra@franklinlakes.org.

Gail M. Rulli, RMC, CMR
Borough Clerk
Deputy Registrar
Borough of Franklin Lakes
480 DeKorte Drive
Franklin Lakes, NJ 07417
201-891-4000 x1202

Note: You are advised that this e-mail and all responses to this e-mail, including all attachments, may constitute "public records" which may be obtained by any person filing a request under the Open Public Records Act (OPRA). There should be no expectation that the content of e-mails exchanged with municipal officials and employees will remain private.

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

From: Nathan Stallone [<mailto:opra+request-92029-53732a4e@requests.opramachine.com>]
Sent: Tuesday, June 2, 2026 10:33 AM
To: Borough Clerk <grulli@franklinlakes.org>
Subject: [EXTERNAL] OPRA request - Opra Request

Dear Franklin Lakes 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-5(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:

Tax Delinquent

- A list of all property addresses that have an unpaid property tax bill for the last 12 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 – The Borough does not own a water utility; therefore, there are no such records.

- 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 10 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

- A list of all properties that the city deems to be currently vacant or abandoned.

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,
Nathan

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-92029-53732a4e@requests.opramachine.com

Is grulli@franklinlakes.org the wrong address for OPRA requests to Franklin Lakes Borough? If so, please contact us using this form:

https://url.emailprotection.link/?bvTZIw4Z14T5Iqbk49D9nXjdo1XleliYVw317ywAnS6lP94sgGFAa_bUp8AaNn9goozCFHgpATZbpRhXICpihdETGvT_wfw39f6Qj7-ga83MCGrloSaKate68Cqa4eplx

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

https://url.emailprotection.link/?bkJtic3N_QpNILBEnu3WSoRRFuS2W9xS4_Mlpjd5rcS4mAYdeT8Rd-mgpM8OTAxHVS8Us_Hq3HEYl0SpFQiU-6Q~~

View this OPRA request & responses online:

[https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET
Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUUbqhkbG9t](https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET
Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUUbqhkbG9t)

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."

Borough Clerk

From: Borough Clerk
Sent: Wednesday, June 3, 2026 3:34 PM
To: Nathan Stallone
Cc: OPRA
Subject: 2026-06-03 Stallone, Nathan - OPRA Request

Categories: OPRA

Nathan,

Your request was received on 6/3/2026 and assigned to the following department(s) for response: Tax Collection, Building Department, Fire Department, Property Maintenance

The Borough does not own a water utility; therefore, there are no such records for your request for " Water Shut Off / Utility Liens".

In accordance with OPRA, custodians generally have seven (7) business days to respond to your request. A response will be provided within the statutory timeframe. Responses are provided on a rolling basis as each department responds with the requested records.

Questions may be directed to the Borough Clerk's Office at 201-891-4000 x1200 or via email to OPRA@franklinlakes.org.

Additional information may be found at <https://www.franklinlakes.org/publicrecords>

Gail M. Rulli, RMC, CMR
Borough Clerk
Deputy Registrar
Borough of Franklin Lakes
480 DeKorte Drive
Franklin Lakes, NJ 07417
201-891-4000 x1202

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Nathan

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opra+request-92029-53732a4e@requests.opramachine.com

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https://url.emailprotection.link/?bvTZIw4Z14T5Iqbk49D9nXjdo1XleliYVw317ywAnS6lP94sgGFAa_bUp8AaNn9goolzCFHgpATZbpRhXICpihdETGvT_wfw39f6Qj7-ga83MCGrloSaKate68Cqa4eplx

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

https://url.emailprotection.link/?bkJtic3N_QpNILBEnu3WSoRRFuS2W9xS4_Mlpjd5rcS4mAYdeT8Rd-mgpM8OTAxHVS8Us_Hq3HEYl0SpFQiU-6Q~~

View this OPRA request & responses online:

https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJouKlODjH6F5h28bxvCfzyL4fjhq0GRFYn4F2zEkv_5DET_Np_bKT3dN8BWTtYszTRi0tqVsL5ESKjg_el6zE_fx0h8HeDJVUq5rJUUbqhkbG9t

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For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Violation Number	Location Address	Block	Lot	Notice Date	Compliance Date	Compliance	Statute Source	Statute Rule	Violation Close Date	Is Abated	Total Due	Total Paid	Total Balance
V-26-00016	907 SCIOTO DRIVE	2101.08	22	3/16/2026	4/16/2026	Obtain all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT	3/31/2026	TRUE	6,000.00	6,000.00	.
V-26-00018	641 DAKOTA TRAIL	2101.04	16	3/27/2026	4/27/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	8,000.00	.	8,000.00
V-26-00012	630 KNOLLWOOD ROAD	1315.02	4	2/26/2026	3/26/2026	Obtain all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ		FALSE	3,000.00	.	3,000.00
V-26-00014	608 COVINGTON PLACE WEST	2414	3	3/13/2026	4/13/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	8,000.00	.	8,000.00
V-26-00020	1020 COLONIAL ROAD	1205	6	3/27/2026	4/27/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	4,000.00	.	4,000.00
V-26-00025	375 PULIS AVENUE	2501	2	5/4/2026	5/1/2026	Acquire all required final approvals and final inspections.	Uniform Construction Code - N.J.A.C. 5:23	2.23(a) -OCCUPYING NEW STRUCTURE WITHOUT A CERTIFI		FALSE	3,000.00	.	3,000.00
V-26-00027	375 PULIS AVENUE	2501	2	5/1/2026	5/1/2026	Acquire all Final inspections.	Uniform Construction Code - N.J.A.C. 5:23	2.18 (b) (1) -5:23-2.18 Inspections		FALSE	3,000.00	.	3,000.00
V-26-00022	402 JAY COURT	2205	3.01	4/1/2026	5/1/2026	Obtain the required permits and inspections.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT	5/19/2026	TRUE	.	.	.
V-26-00023	896 APACHE ROAD	2101.11	2	4/30/2026	5/29/2026	Acquire all required permits and inspections.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ		FALSE	2,000.00	.	2,000.00

V-26-00010	314 GEORGE STREET	3303	1	2/25/2026	3/25/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	2,000.00	.	2,000.00
V-26-00008	1008 KENT PLACE	1208	1.03	2/10/2026	3/9/2026	Acquire all required permits and certifications to restore building to code.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)		FALSE	.	.	.
V-26-00009	409 DEVONSHIRE DRIVE	3302.01	2	2/10/2026	3/10/2026	Acquire all required permits and certifications to restore building to code.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)	4/16/2026	TRUE	.	.	.
V-26-00006	100 STERLING DRIVE	2514	1	2/1/2026	2/1/2026	Acquire all required permits and certifications to restore building to code. Rquires firewatch until repair is completed.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)		FALSE	.	.	.
V-26-00003	720 MCCOY ROAD	1406	2	1/22/2026	1/22/2026	Apply for all required permits and provide certifications that all eminent hazard have been corrected.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)		FALSE	.	.	.
V-26-00004	100 STERLING DRIVE	2514	1	1/27/2026	1/26/2026	Acquire all required permits and certifications for the repair and to restore everything to code.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)		FALSE	.	.	.
V-26-00005	268 WOODSIDE AVENUE	2606	1	1/30/2026	1/30/2026	Acquire all required permits and certification to restore the structure to code.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)	2/17/2026	TRUE	.	.	.

V-26-00007	100 STERLING DRIVE	2514	1	2/3/2026	2/3/2026	Acquire all required permits and certifications to restore building to be code compliant. Firewatch required until repairs are completed.	Uniform Construction Code - N.J.A.C. 5:23	(NONE)		FALSE	.	.	.
V-26-00026	375 PULIS AVENUE	2501	2	5/1/2026	5/2/2026	Acquire all required inspections and final approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.23(a) -OCCUPYING NEW STRUCTURE WITHOUT A CERTIFI		FALSE	.	.	.
V-26-00001	821 LENEL LANE	1207	25	1/5/2026	2/5/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT	5/28/2026	TRUE	.	.	.
V-26-00024	921 FRANKLIN LAKE ROAD	2201.07	11	5/1/2026	6/1/2026	Acquire all require prior approvals and permits.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ		FALSE	.	.	.
V-26-00002	717 ASHMONT ROAD	1427.03	1	1/8/2026	2/9/2026	Acquire all prior approvals and all permits.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ	4/2/2026	TRUE	.	.	.
V-26-00015	608 COVINGTON PLACE WEST	2414	3	3/13/2026	4/13/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ		FALSE	.	.	.
V-26-00013	630 KNOLLWOOD ROAD	1315.02	4	2/26/2026	3/26/2026	Obtain all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -5:23-2.14 Construction permits--when requ		FALSE	.	.	.
V-26-00011	314 GEORGE STREET	3303	1	2/25/2026	3/25/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	.	.	.
V-26-00021	1020 COLONIAL ROAD	1205	6	3/27/2026	4/27/2026	Obtain all required permits and inspections.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	.	.	.

V-26-00019	641 DAKOTA TRAIL	2101.04	16	3/27/2026	4/27/2026	Acquire all required permits and prior approvals.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT		FALSE	.	.	.
V-26-00017	907 SCIOTO DRIVE	2101.08	22	3/16/2026	4/16/2026	Obtain all prior approvals and required permits.	Uniform Construction Code - N.J.A.C. 5:23	2.14(a) -WORK PERFORMED WITHOUT REQUIRED PERMIT	3/31/2026	TRUE	.	.	.