



Fwd: OPRA request - Opra Request

1 message

Linda Donnelly <linda.donnelly@springfield-nj.us>
To: Maureen Connell <maureen.connell@springfield-nj.us>

Tue, Jun 30, 2026 at 7:17 AM

I print this for Lauren and Bob Herbert and forward the email to FD (Mastroeni and Corea and cc Karen and Maria)

Linda

Linda M. Donnelly, RMC
Municipal Clerk
Township of Springfield
973-912-2201



----- Forwarded message -----

From: Nathan Stallone <opra+request-92901-764e8c3f@requests.opramachine.com>
Date: Mon, Jun 29, 2026 at 11:40 AM
Subject: OPRA request - Opra Request
To: OPRA requests at Springfield Township (Union) <linda.donnelly@springfield-nj.us>

Tax Collector
Zoning
Fire

due 7/10/26

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-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.

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Fire Damage List

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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

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Is 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

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

View this OPRA request & responses online:

https://opramachine.com/request/opra_request_1154801

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."

Block	Lot	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	7,530.76	0	329.52	7,860.28
105	1	ROTH, ROBERT B. SR. & ROTH, STEVEN	244 SHORT HILLS AVE	2	10,825.84	0.00	524.10	11,349.94
108	10	DE FRONZO, STEPHEN D	216 SHORT HILLS AVE	4A	3,460.39	0.00	70.93	3,531.32
109	12	QUALITY MORRIS BUSINESS LLC	442 MORRIS AVE	4A	3,733.70	0	131.58	3,865.28
208	5.19	REITER, MELVIN	190 MORRIS AVE-UNIT 3I	2	1,395.90	0	18.30	1,414.20
301	4	PUGLIESE, THOMAS & MELLUSI, ELEONORA	71 SPRINGFIELD AVE	4A	5,654.05	0	142.21	5,796.26
302	2	A MOZZARELLA FACTORY, INC/PUGLIESE, T	54 SPRINGFIELD AVE	4A	4,318.98	0	102.83	4,421.81
302	3	DAT, NGUYEN V	50 SPRINGFIELD AVE	4A	5,998.69	0	152.38	6,151.07
302	4	DAT, NGUYEN V	37 MAPLE AVE	4A	702.81	0	16.25	719.06
302	5	DAT, NGUYEN V	33 MAPLE AVE	2	6,013.04	0	250.60	6,263.64
302	6	DAT, NGUYEN V	44 SPRINGFIELD AVE	4A	519.57	0	12.01	531.58
402	1	KAVALIROS, JAMES	118-150 SPRINGFIELD AVE	4A	3,691.50	0	84.32	3,775.82
404	2	ALICEA, HECTOR & MARIA	38 MORRIS AVE	2	3,110.19	0	67.17	3,177.36
505	1	RIDGE APARTMENTS LLC	597 MORRIS AVE	4A	22,489.60	0.00	1,106.76	23,596.36
603	3	MC INTOSH, ROBERT B, JR	87 TEMPLE DRIVE	2	250.00	0	3.28	253.28
609	10	ROY, ALEANDRINA & ROY, ALEXANDER	9 ROBIN COURT	2	3,090.90	0	66.60	3,157.50
609	33.17	YAZOVSKIY, ANTON	445 MORRIS AVE GARAGE 17	2	113.32	0	2.62	115.94
611	4	QUINTELA, MANUEL F & KATHLEEN	188 BRYANT AVE	2	16,769.64	0	1,601.07	18,370.71
704	22	BARONE, LUCILLE EST OF	34 KEELER ST	2	15,959.61	661.30	1,709.99	18,330.90
705	29	68 CALDWELL PLACE INVESTMENTS, LLC	68 CALDWELL PL	2	22,861.05	0.00	711.01	23,572.06
706	8	VILLA LOBO 1 LLC	27 CALDWELL PL	2	2,736.48	0	56.15	2,792.63
803	13	NU OFFICE RENTAL LLC	165 MOUNTAIN AVE	4A	7,592.19	0	332.71	7,924.90
804	14	TAUMAN, IRA	37 MOUNTAIN AVE	4A	6,194.34	0	260.03	6,454.37
809	7	HECKING, HEATHER J & TERENCE R	22 GARDEN OVAL	2	9,606.64	0.00	187.33	9,793.97
809	26	FACCHINI, CORINE & GAETANO	93 LINDEN AVE	2	2,942.62	0	62.23	3,004.85
901	12	SEYBUCK, STEPHEN J & CRAFA, MEGAN E	112 MEISEL AVE	2	3,068.00	0	65.93	3,133.93
902	4	HUMMER, ELIZABETH	61 MEISEL AVE	2	15.30	0	0.45	15.75
908	9	THOMAS, EUNICE	71 SO MAPLE AVE	2	2,874.51	0	60.22	2,934.73
908	11	COLEMAN LIVING TRUST	57 WASHINGTON AVE	2	810.00	0	12.56	822.56
1002	1.004	CAFARO, JOHN	49 WASHINGTON AVE	2	2,585.80	0	51.70	2,637.50
1002	1.033	TROY VILLAGE 23A LLC	1-D TROY DR BLDG 1	2	2,731.67	0	83.31	2,814.98
1002	1.200	HOUSE BETTER HOMES ORG	23-A TROY DR BLDG 3	2	1,996.31	0	34.31	2,030.62
1002	1.303	LYNCH, ROBERT G, JR	72-D TROY DR BLDG 18	2	4,820.21	0	259.82	5,080.03
1002	1.313	CENTAMORE, PAUL	12-C TROY DR BLDG 25	2	3,113.81	0	99.84	3,213.65
1101	6	QUAGLIETTA, ANTHONY	8-A TROY DR BLDG 26	2	9,341.42	0	945.77	10,287.19
1102	6	MEZZO, ALEXANDER V & DEBORAH	205 BRYANT AVE	2	5,721.31	0.00	235.43	5,956.74
1202	15	D'AMORE, CLAIRE	155 TOOKER AVE	2	2,972.16	0	63.10	3,035.26
1203	41	40 HENSHAW AVENUE LLC	95 TOOKER AVE	2	15.71	0	0.12	15.83
1204	2	FERRARO, NICHOLAS	40 HENSHAW AVE	2	2,830.91	0	58.93	2,889.84
1204	24	NAGAR, LYNNIE	141 HAWTHORN AVE	2	5,587.50	0	228.47	5,815.97
1305	28	SCHWARTZ, RUTH L	110 HENSHAW AVE	2	17,001.61	704.24	1,820.98	19,526.83
1402	7	23 S SPRINGFIELD LLC	52 WARWICK CIRCLE	2	19.60	0	0.45	20.05
1402	18	BUTTON REALTY LLC	23 S SPRINGFIELD AVE	2	9,841.23	0.00	449.17	10,290.40
1402	18	DARKWAH, GRACEMARY	39 WAVERLY AVE	4A	18,375.75	670.10	1,568.09	20,613.94
1703	2.02	DARKWAH, GRACEMARY	8 GOLF OVAL	2	5,931.06	0	150.39	6,081.45

1801	2	BUTLER, GARY EST OF	491 MOUNTAIN AVE	2	4,099.91	0	151.11	4,251.02
1803	21	GIDALOWITZ, DAVID & FRANCES A	54 FIELDSTONE DR	2	5,513.35	0	138.06	5,651.41
1806	42	DEMBNER, HARRY & FERN	39 GLENVIEW DR	2	5,647.72	0.00	16.95	5,664.67
1806	66	NGUYEN, TAM V & HOANG, THU Q	23 COUNTRY CLUB LANE	2	14,197.86	0	1,521.53	15,719.39
1807	6	NGUYEN, TAM V - HOANG, T Q - HOANG, B	50 COUNTRY CLUB LANE	2	19,303.29	742.00	2,341.78	22,387.07
1904	5	STEINBERG, ROBERT	17 HEMLOCK TER	2	6,304.36	0.00	18.92	6,323.28
1905	11	DASA PROPERTY PARTNERS LLC	95 REDWOOD RD	2	8,748.32	0	392.83	9,141.15
2006	24	PHARMAKIDES, GEORGE & MARCHETTO, J	2 WILLOW COURT	2	9,933.46	0.00	364.47	10,297.93
2102	27	ALEXIS, SERGE & YUDEKA	19 SMITHFIELD DR	2	12,162.04	0	807.22	12,969.26
2502	20	RODRIGUEZ, YONY & DIANA MILENA	543 ASHWOOD RD	2	4,256.62	0	100.99	4,357.61
2702	12	SIOPONGO, ANTHONY T & LIZA B	60 GREEN HILL RD	2	4,512.79	0.00	65.44	4,578.23
2901	49	HAIDRI, AMIRALI	202 HILLSIDE AVE	2	20,812.97	867.05	2,314.97	23,994.99
2901	61	SALAS, PERCY & GLADYS	270 HILLSIDE AVE	2	14.62	0	0.19	14.81
2902	7	33-37 DIVEN ST LLC	33 DIVEN ST	2	2,165.29	0	39.30	2,204.59
3003	63	FERRI, ELIZABETH	5 LINDA LANE	2	9,249.80	0	418.91	9,668.71
3003	68	PALEIRMO, PATRICIA A TRUST DECLAR	2 JADE MEADOW DR	2	10,000.83	0	457.96	10,458.79
3004	5,130	SCHNEIDERMAN, SUSAN EST OF	555 S SPRINGFIELD AVE	2	10,313.72	0	1,059.12	11,372.84
3101	9,01	27 COMMERCE STREET LLC	27 COMMERCE ST	48	15,430.40	0	430.62	15,861.02
3304	8	CUBELO, JEREMY & MARIE K	32 FERNHILL RD	2	12,045.78	0.00	108.42	12,154.20
3305	8	PELC, ANNA	421 ROLLING ROCK ROAD	2	4,606.21	0.00	111.30	4,717.51
3401	19	CASCARANO, GENNARO	156 WENTZ AVE	2	28,308.28	830.34	5,769.37	34,907.99
3501	15	HAUSMAN, RICHARD	100 BRIAR HILLS CIRCLE	2	3,909.44	0	90.75	4,000.19
3502	27	HOWELL, JAMIE	11 BRIAR HILLS CIRCLE	2	21,380.74	884.94	2,272.87	24,538.55
3509	4	SUKENICK, DAVID & MARCY	16 MAPES AVE	2	5,231.87	0	209.98	5,441.85
3514	10	CONWAY, MICHAEL & NAN MOHABIR	163 WENTZ AVE	2	3,165.04	0	68.79	3,233.83
3601	37	GRODNER, TOBY	205 LELAK AVE	2	3,244.79	0	71.14	3,315.93
3602	45	VESEY, BRIAN & EILEEN	180 LELAK AVE	2	3,206.63	0	70.02	3,276.65
3603	13	CONWAY, MICHAEL & NAN MOHABIR	6 LYNN DR	2	3,701.49	0.00	84.61	3,786.10
4001	2,001	LIESER, JOAN, M. D.	101 PARK PLACE	2	2,782.90	0	57.52	2,840.42
4001	2,002	MASLO, DOUGLAS - SCHON, KATHI	102 PARK PLACE	2	2,535.17	0	53.24	2,588.41
4001	2,011	HANSEN, ROBERT RANDALL	204 PARK PLACE	2	15,601.58	646.45	1,671.32	17,919.35
4001	2,105	KOCHANOV, VLADIMIR & EDEMSKAYA, ANNA	1402 PARK PLACE	2	2,584.59	0	51.67	2,636.26
4001	2,141	KRIVAK, WENOV A/NATALE	1807 PARK PLACE	2	6,994.72	0	407.80	7,402.52
4001	2,223	HARSTER, MARY LOUISE	3206 PARK PLACE	2	2,450.18	0	47.70	2,497.88
4001	2,308	KULISH, THEODORA	3711 PARK PLACE	2	2,608.10	0	52.36	2,660.46
4001	2,315	PARK PLACE CO	955 S SPRINGFIELD AVE	4A	50,599.48	0	1,343.69	51,943.17
Totals					604,840.02	6,006.42	37,373.94	648,220.38

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: 06/30/26 Int Date: 06/30/26 Inc Curr Int: N

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

Block	Lot	Property Location	Cert Num	Sale Date	Status	Owner Name	Premium	Percentage	Certificate	Outside Subseq	Balance
609	32.26	445 MORRIS AVE 10-8	25-00002	10/16/2025	Open	MC ALVANEY, ROXANNE	10,800.00	0.00	1,274.48	7,443.67	8,718.15
810	19	54 MEISEL AVE	25-00003	10/16/2025	Open	ANGUELLA, CHARLES A	2,700.00	0.00	56.49	6,916.32	6,972.81
1002	1.113	79-C TROY DR BLDG 10	25-00004	10/16/2025	Open	BINENSTOCK, JORDAN G	10,800.00	0.00	3,541.62	9,606.23	13,147.85
1201	38	174 MOUNTAIN AVE	25-00005	10/16/2025	Open	JUMIR LLC	61,400.00	0.00	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	6,320.09	27,946.99	34,267.08
4001	2.284	3603 PARK PLACE	25-00008	10/16/2025	Open	ROTHSCHILD, STEPHEN	26,500.00	0.00	8,717.61	16,034.17	24,751.78
Totals							147,200.00		28,464.33	99,214.27	127,678.60



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SEE ATTACHMENT

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FORECLOSURES 2026

Troy DR 12c - \$3,000

171 Hawthorne - 4,500