



Linda Donnelly <linda.donnelly@springfield-nj.us>

OPRA request - Opra Request

1 message

Lance Sexton <opra+request-15087-c781555f@requests.opramachine.com>

Thu, Jul 16, 2020 at 9:58 AM

To: "OPRA requests at Springfield Township (Union)" <linda.donnelly@springfield-nj.us>

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

A list of properties in the Borough that currently have delinquent taxes, open property liens, and code violations (including vacant properties). This list should also include amounts of balances owed and the type of violation related to each particular property.

Description of Information Requested:

1. Tax Account Delinquent Report
2. Detailed Lien Status Report
3. Residential code enforcement violations currently active and pending that include:

- Residential Structures that are vacant and open to trespass
- Residential Properties with grass or weeds in excess of the city's height limit
- Residential Structures without a current city certificate of occupancy
- Residential Properties on the cities vacant property registry (if applicable)

Yours faithfully,

Lance Sexton

*Bldg. Collector
Zoning ✓
7-16-20*

*emailed 7-17-20
Linda Donnelly*

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-15087-c781555f@requests.opramachine.com

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

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

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

View this OPRA request & responses online:

https://opramachine.com/request/opra_request_1305

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.

Registered Foreclosures 2020

52 Rose Ave	Safeguard Prop	\$1500	2018/2019
383 Meiser Ave	Safeguard Prop	\$500.00	
8 Meeker	Mortgage Conti. Serv	500.00	
220 Baltusrol A.	Altisource	3,000-	Yr
10 Outlook Way	Exp. Nat Mort.	1500-	
19 Tulip Rd.	Altisource	1500-	
43 Warner Ave.	Altisource	3000-	
383 Meiser Ave	Special Foreclosure	1500-	
108 New Brook Ln	Bank of NY Mellon	500-	
98 Ruby St.	Val Verde	500-	
6 Meeker	Bay Fidelity	500-	
43 Warner Ave.	Specialized Loan	500-	
75 Meeker	Northlight Mortgage	7500.	2018, 2019



Township of Springfield

WHICH IS IN THE COUNTY OF UNION
STATE OF NEW JERSEY
ESTABLISHED APRIL 14, 1794

91 7199 9991 7037 1125 9865

ROBERT HERBERT
ZONING OFFICER
(973) 232-4449
FAX (973) 912-2283

ENGINEERING DEPARTMENT
MUNICIPAL BUILDING
100 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081-1785

Issue
Summons
7/13/20
R.H.

NOTICE OF VIOLATION

NOTICE DATED June 10, 2020

43 WARNER AVENUE, SPRINGFIELD, NEW JERSEY 07081 (DESIGNATED BLOCK 403, LOT 14 ON THE TAX MAP OF THE TOWNSHIP OF SPRINGFIELD, UNION COUNTY, NEW JERSEY)

Violation Notice is being sent to:

SPECIALIZED LOAN SERVICING LLC
ATTN KYLIE STITZER
8742 LUCENT BLVD SUITE 300
HIGHLANDS RANCH, CO 80129

Count
Date 8/10/20
1pm

PLEASE TAKE NOTICE: You are in violation of the Property Maintenance Code of the Township of Springfield (copy attached) in the following particulars:

1. Subsection 15-6.2 of Section 15-6 of Chapter XV, the Property Maintenance Code of the Township of Springfield, of the Revised General Ordinances of the Township of Springfield, provides that a Creditor in an action to foreclose on residential property within the Township shall be immediately responsible for the care, maintenance, security and upkeep of the exterior of the property, after the property becomes Vacant and Abandoned.
2. The property located at 43 WARNER AVENUE is Vacant and Abandoned as defined in Section 15-3 of said Ordinance and **SPECIALIZED LOAN SERVICING LLC** as a creditor in foreclosure of said property, is responsible therefor for the care, maintenance, security and upkeep of the exterior of the property under subsection 15-16.
3. The following conditions of the foresaid property that include but not limited to the following presently exist: **Maintain the grass and landscaping thru the spring, summer and fall months, shovel sidewalks within 24 hours of the end of a storm, SPECIFICALLY remove all weeds and maintain the landscaping, replace boarded up window**
4. Subsections 15-6.1d, 15-6.1e and 15-6.1(a) of said Chapter XV, require the Creditor to file a registration statement which shall include the name, street address, telephone number, and email address of

a person twenty one (21) years or older, designated as the authorized agent for receiving notices of code violations and for receiving process in any court proceedings or administrative enforcement proceedings on behalf of the creditor in connection with the enforcement of any applicable code; and that the registration statement further include the name, street address, telephone number, and email address (if applicable) of the firm, and the actual name(s) of the firm's individual principal(s) responsible for maintaining the Abandoned and Vacant property, and allowing the named entities to be the same or different but requiring both entities to maintain offices in the State of New Jersey or reside within the State of New Jersey. Those subsections of the ordinance have not been complied with.

5. Subsection 15-6.1j of said Chapter XV, provides initial registration fee for each Vacant and Abandoned property under the provisions of this Section shall be five hundred (\$500.00) dollars. Registration including the required fees have not been submitted to the Township. Registration fee received 6/5/20 - \$500.00

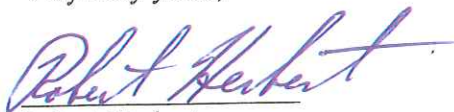
YOU ARE FOUND TO BE IN VIOLATION OF EACH OF THE AFORESAID PROVISIONS:

- A. You are required to properly identify the in-state representative and agents within 10 days of the date hereof and, failing same, you will be subject to a fine of twenty five hundred (\$2500.00) dollars for each day of the violation. **RECEIVED**
- B. You are required to properly register this vacant and Abandoned property, including payment of the registration fee within 10 days of the date hereof or be subject to a fine not exceeding two thousand (\$500.00) dollars. **PAID**
- C. You are required to correct the conditions of the property noted in paragraph three (3) above within 30 days of the date hereof or be subject to a fine of fifteen hundred (\$1500.00) dollars for each day of the violation. **SEE ITEM # 3**

Should you have any questions, please contact me at 973-232-4449 or at Robert.herbert@springfield-nj.us

Your anticipated cooperation will be appreciated.

Very truly yours,



Robert Herbert
Zoning Officer

cc: John Bussicola, Township Administrator



Township of Springfield

WHICH IS IN THE COUNTY OF UNION
STATE OF NEW JERSEY
ESTABLISHED APRIL 14, 1794

*Issue
Summons
H16 H GRASS
6/8/2020
RH*

91 7199 9991 7037 1125 9780

ROBERT HERBERT
ZONING OFFICER
(973) 232-4449
FAX (973) 912-2283

ENGINEERING DEPARTMENT
MUNICIPAL BUILDING
100 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081-1785

May 28, 2020

VIA STANDARD AND CERTIFIED MAIL

51 Holly Road Associates LLC
37 Lexington Drive
Metuchen, NJ 08840

Re: 10-Day Warning Notice
76 Warwick Circle
Block 1301 Lot 33

*Lowest Date
8/10/20
1 PM*

Dear Property Owners:

This is to inform you that the above referenced property is in violation of Township Ordinance, Maintenance Standards, Chapter 15-5.1 (g). Specifically the grass is overgrown and **MUST** be maintained throughout the spring, summer and fall months.

As per Township Ordinance, you have 10 days to comply or a summons will be issued.

Please contact me at (973) 232-4449 if you should have any questions.

Sincerely,

Robert Herbert
Zoning Official

RH:nvt



Township of Springfield

WHICH IS IN THE COUNTY OF UNION
STATE OF NEW JERSEY
ESTABLISHED APRIL 14, 1794

ROBERT HERBERT
ZONING OFFICER
(973) 232-4449
FAX (973) 912-2283

ENGINEERING DEPARTMENT
MUNICIPAL BUILDING
100 MOUNTAIN AVENUE
SPRINGFIELD, NEW JERSEY 07081-1785

June 16, 2020

VIA STANDARD AND CERTIFIED MAIL

George Wentz & Laura Wentz
60 Denham Road
Springfield, NJ 07081

Re: 10-Day Warning Notice
60 Denham Road - 2nd & FINAL NOTICE
Block 202 Lot 13

Dear Property Owners:

This is to inform you that the above referenced property is in violation of Township Ordinance, Maintenance Standards, Chapter 15-5.1 (g). Specifically you have extremely overgrown grass, weeds and landscaping. Your lawn and landscaping must be maintained consistently thru the spring, summer and fall months.

As per Township Ordinance, you have 10 days to comply or a summons will be issued.

Please contact me at (973) 232-4449 if you should have any questions.

Sincerely,


Robert Herbert
Zoning Official

RH:nvt

*Isaac
Sumner
6/30/20*

91 7199 9991 7037 1125 9926

*Govt Date
8/10/20
1 pm*



Violations

<u>Violation Number</u>	<u>Street Name</u>	<u>Street Number</u>	<u>Location Address</u>	<u>Zone Type</u>	<u>Issuing Officer</u>	<u>Location Address2</u>	<u>Location Name</u>	<u>Infraction Type</u>	<u>Statute Rule</u>
10 Day Warning Notice	ALVIN TER	11			Bob Herbert			(None)	
10 Day Warning Notice	ROUTE 22 WEST BOUND	114			Bob Herbert			(None)	
10 Day Warning Notice	SO MAPLE AVE	124			Bob Herbert			(None)	
Summons Issued	LYONS PLACE	18			Bob Herbert			(None)	
10 Day Warning Notice	MORRIS AVE	18			Bob Herbert			(None)	
10 Day Warning Notice	HAWTHORN AVE	211			Bob Herbert			(None)	
10 Day Warning Notice	MILLTOWN RD	314			Bob Herbert			(None)	
10 Day Warning Notice	FRANKLYN PL	36			Bob Herbert			(None)	
10 Day Warning Notice	SEVERNA AVE	36			Bob Herbert			(None)	
10 Day Warning Notice	COMMERCE ST	43			Bob Herbert			(None)	
Notice of Violation sent	WARNER AVE	43			Bob Herbert			(None)	
10 Day Warning Notice	PROSPECT PL	5			Bob Herbert			(None)	
10 Day Warning Notice	MEISEL AVE	508			Bob Herbert			(None)	
10 Day Warning Notice	BROWN AVE	60			Bob Herbert			(None)	
10 Day Warning Notice	DIVEN ST	70			Bob Herbert			(None)	
10 Day Warning Notice	ROUTE 22 WEST BOUND	80			Bob Herbert			(None)	
Grand Totals									

(6/1/2020 - 7/17/2020, 16 records)

<u>StateName</u>	<u>Issue Date</u>	<u>Compliance Date</u>	<u>Notice Date</u>	<u>Inspection Date</u>
New Jersey	06/24/2020	07/06/2020		07/06/2020
New Jersey	06/03/2020	06/15/2020		06/18/2020
New Jersey	06/18/2020	06/29/2020		06/30/2020
New Jersey	06/25/2020			
New Jersey	06/03/2020	06/15/2020		06/30/2020
New Jersey	06/18/2020	06/29/2020		06/30/2020
New Jersey	06/18/2020	06/29/2020		
New Jersey	06/04/2020	06/15/2020		06/30/2020
New Jersey	06/25/2020	07/06/2020		07/06/2020
New Jersey	06/04/2020	06/15/2020		06/30/2020
Colorado	06/11/2020	06/22/2020		
Florida	06/25/2020	07/06/2020		
New Jersey	06/16/2020	06/26/2020		06/22/2020
New Jersey	06/04/2020	06/15/2020		06/30/2020
New Jersey	06/18/2020	06/29/2020		06/30/2020
New Jersey	06/03/2020	06/15/2020		06/30/2020