

From: Susan Turner
Sent: Tuesday, July 7, 2026 10:07 AM
To: Nicole Torres
Subject: FW: OPRA request - OPRA Request -283 Mercer

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

From: Heidi Glancey <opra+request-93119-66eafb08@requests.opramachine.com>
Sent: Monday, July 6, 2026 4:03 PM
To: Susan Turner <sturner@phillipsburgnj.org>
Subject: OPRA request - OPRA Request -283 Mercer

Dear Town of Phillipsburg,

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 NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

Copies of open and closed building permits (including electrical, plumbing, etc)

Copies of tank removal permits

Copy of property record card

Warren Phillipsburg Town		Property Record Card		07/13/26 10:08 AM																																																																					
Block: 2011 Lot: 18 Qualifier: Card: 1																																																																									
Location: 283 MERCER STREET		Units: 2	Nbhd:	Model:	VCS: FL																																																																				
		SFLA: 2847	Floor:	Bldg Name:	Map Page: 20																																																																				
		Prop Class: 2	Occupancy:	Zoning: R-50	Year Built: 1900																																																																				
		Bldg Class: 27		Addtl Lot:	NC Interior GOOD																																																																				
		Bldg Desc: 2SFG1		Land Dim: .093 ACRE	NC Exterior GOOD																																																																				
		Info By: ESTIMATED		Style: DUPLEX	NC Layout AVG																																																																				
Notes:		A: A-2S-B (837) B: OP (50) C: WD (168) D: 2S (168) 2119 B-2011, L-18, C-1																																																																							
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PRC was estimate. Property may not reflect
Whats on PRC.



Construction

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Property Summary

Owner: 283 MERCER ST LLC
 Location: 283 MERCER STREET
 Block: 2011
 Lot: 18
 Lead Parcel: Yes
 Qualifier:
 Zip Code: 08865 Phillipsburg

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▲ Construction...

Applications... [Expand](#)

Permit Issue Date	Control Number	Permit Number	Work Type	Subcodes	Status	Close Date	Certificates	Total Cost	Agent
12/4/2018	C-18-01045	18-0838	Alteration	B	CA and Close Date Issued	12/11/2018	CA	\$2,000	J. LAUBACH MASONARY
REPLACE SIDEWALK									
10/29/2010	C-10-00755	10-0748	Demolition	B	CA and Close Date Issued	11/29/2010	CA	\$450	COOPER'S OIL
REMOVE 275 GAL TANK FROM BASEMENT									
6/30/2010	C-10-00453	10-0419	Alteration	B	CA and Close Date Issued	10/26/2010	CA	\$750	FLANNERY, MATTHEW
REPAIRS TO 2ND STORY DECK PER CODE/CHANGE 1ST BATHROOM DOOR POSITION/REPAIR WALL									
6/11/2010	C-10-00390	10-0374	Alteration	E P	CA and Close Date Issued	6/14/2010	CA	\$9,001	P&L PLUMBING
REPLACE BOILERS & HOT WATER HEATER									
4/1/2010	C-10-00149	10-0175	Alteration	E	CA and Close Date Issued	6/14/2010	CA	\$50	FLANNERY, MATTHEW
RE-ENERGIZE SERVICE									
3/31/2005		05-0258	Alteration	P	CA and Close Date Issued	4/6/2005	CA	\$2,500	
WATER REPAIR									
4/7/2004		04-0256	Alteration	B	CA and Close Date Issued	5/17/2005	CA	\$1,950	
REPLACE SHINGLES ON REAR ROOF									
3/3/1995		95-0109	Alteration	E	CA and Close Date Issued	3/24/1995	CA	\$250	
(3) OUTLETS AND (1) 8' BASEBOARD HEAT									
CA and									

6/7/1993	93-0314	Alteration	E	Close Date Issued	12/17/2001	CA	\$600
OUTLETS							
6/2/1993	93-0304	Alteration	P	CA and Close Date Issued	7/2/1993	CA	\$4,000
SEWER CONNECTION							

Would you like to add a application to this parcel? [Yes](#)

Inspections... [Expand](#)

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
12/10/2018	C-18-01045	18-0838	Building	Final	SMITH, PAUL	Pass	Agent: J. LAUBACH MASONARY Phone: (908) 454-8181/	
12/6/2018	C-18-01045	18-0838	Building	SLAB	SMITH, PAUL	Pass	Agent: J. LAUBACH MASONARY Phone: (908) 454-8181/	
10/29/2010	C-10-00755	10-0748	Building	Final	Kevin Duddy	Pass		
10/26/2010	C-10-00453	10-0419	Building	Final	SMITH, PAUL	Pass		
6/22/2010	C-10-00390	10-0374	Plumbing	Final	Leon Fortin	Pass		
6/14/2010	C-10-00390	10-0374	Electrical	Final	Kevin Duddy	Pass		
6/14/2010	C-10-00149	10-0175	Electrical	Final	Kevin Duddy	Pass		
5/17/2005		04-0256	Building	Final	SMITH, PAUL	Pass		FINAL Inspector Initials: PS
12/17/2001		93-0314	Electrical	Final	LEWCZYK, ANDREW	Pass		FINAL Inspector Initials: AL
3/24/1995		95-0109	Electrical	Final	BUCHANAN, PETER	Pass		FINAL Inspector Initials: PB

Violations...

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)

Ongoing Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

▼ Complaints...

▼ Land Use...

▲ Code Enforcement...

Property Registration...

No Property Registries

Property Information...

Address	Last Registered	Fee	Property Owner	Owner Phone	Manager	Manager Phone	Registered Landlord	Exemption	Is 2 Family	Is Owner Occupied	LEAD Required	Lead Exemption/Type
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283
MERCER
STREET

AUSTIN (973)
DAVIS 440- AUSTIN /
0051/ DAVIS

MIGUENS,
DANIEL
(832) 845- None False False False None
2804/

Would you like to edit this properties information? [Yes](#)

Unit Information...[Expand](#)

Unit Number	Business Description	Is Rental	Registration	Rent Control	Is Vacant	Max Occ	Occupancy	Owner Occupied	Sq Ft	Contact	Lease Start	Lease End
2		True	False	False	False	0	0	False	0			
		True	False	False	False	0	0	False	0			

Would you like to edit this properties information? [Yes](#)

Rent Controlled Unit Information...[Expand](#)

Would you like to edit this properties information? [Yes](#)

Certificate Information...[Expand](#)

Tracking	Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
6247	CH-23-0214	DAVIS, AUSTIN T		RENTAL PROPERTY - CERTIFICATE OF HABITABILITY	Approved	12/13/2023	11/1/2023	12/13/2023	6/13/2024
4075	18-19-673	FLANNERY, MATTHEW		ANNUAL Certificate of Habitability for RENTAL PROPERTY	Approved		3/18/2019	5/1/2019	5/1/2020
1859	17-18-457	FLANNERY, MATTHEW	1	BI-ENNIAL CERTIFICATE OF HABITABILITY FOR RENTAL PROPERTY	Approved		4/28/2017	11/9/2017	11/9/2019

Would you like to schedule an inspection? [Yes](#)

License Information...[Expand](#)

Number	Applicant	Unit	Type	Status	Last Inspection	Application Date	Issue Date	Expiration Date
24003	AUSTIN DAVIS	519 BOONTON AVE APT 4A	RENTAL PROPERTY LICENSE	Approved		5/15/2026	5/15/2026	3/1/2027
24018	AUSTIN DAVIS	519 BOONTON AVE APT 4A	RENTAL PROPERTY LICENSE	Approved		5/19/2025	5/19/2025	3/1/2026
24025	AUSTIN DAVIS	519 BOONTON AVE APT 4A	RENTAL PROPERTY LICENSE	Approved		5/20/2024	5/20/2024	5/1/2025
21396	MIGUENS-BERNARD, DANIEL	86 BENNETT ST	RENTAL PROPERTY LICENSE	Approved		11/1/2023	11/1/2023	5/1/2024
18396	MIGUENS-BERNARD, DANIEL		RENTAL PROPERTY LICENSE	Approved		2/5/2021	2/9/2021	5/1/2021

17285	MIGUENS-BERNARD, DANIEL		RENTAL PROPERTY LICENSE	Approved	3/5/2020	3/5/2020	5/1/2020
16525	MATTHEW FLANNERY	1844 NORTHWEST DRIVE	RENTAL PROPERTY LICENSE	Approved	5/23/2019	5/2/2019	5/1/2020
15067	MATTHEW FLANNERY	1844 NORTHWEST DRIVE	RENTAL PROPERTY LICENSE	Approved	5/16/2018	5/23/2018	5/1/2019
13824	MATTHEW FLANNERY	1844 NORTHWEST DRIVE	RENTAL PROPERTY LICENSE	Approved	5/10/2017	5/12/2017	5/1/2018
12961	MATTHEW FLANNERY	7 EDGEWOOD COURT	RENTAL PROPERTY LICENSE	Approved	6/20/2016	6/20/2016	5/1/2017

Would you like to schedule an inspection? Yes

Units with Expire Lead Certificates...Expand

There is no Lead Certification Requirements for the currently selected parcel.

Violations...Expand

<u>Tracking #</u>	<u>Inspection</u>	<u>Follow Up</u>	<u>Issue Date</u>	<u>Infraction</u>	<u>Location</u>	<u>Status</u>	<u>Issuing Officer</u>
CVIO-26-00403			5/18/2026 10:46:27 AM	464-4A Rental property registration.	283 Mercer St.	Open	Ted Serrano
CVIO-22-1666624885	<u>Initial</u>		10/24/2022 11:21:15 AM	447 Property Maintenance Code of the Town of Phillipsburg	2nd Fl	Open	Patrick Kays InActive
CVIO-22-1666624875	<u>Initial</u>		10/24/2022 11:21:15 AM	447 Property Maintenance Code of the Town of Phillipsburg	Exterior	Open	Patrick Kays InActive
CVIO-22-1666624880	<u>Initial</u>		10/24/2022 11:21:15 AM	447 Property Maintenance Code of the Town of Phillipsburg	1st Fl	Open	Patrick Kays InActive
CVIO-19-1228782196	<u>Initial</u>		3/26/2019 12:19:56 PM	191-2 Notice of removal.		Open	Paul Smith InActive
CVIO-23-00633	<u>Initial</u>	<u>Follow Up</u>	11/3/2023 9:00:00 AM	302.3 Sidewalks and driveway	EXTERIOR AS NEEDED	Closed	Andrew Melendez InActive
CVIO-23-00634	<u>Initial</u>	<u>Follow Up</u>	11/3/2023 9:00:00 AM	303.14 Insect screens	EXTERIOR WINDOWS AS NEEDED	Closed	Andrew Melendez InActive
CVIO-23-00635	<u>Initial</u>	<u>Follow Up</u>	11/3/2023 9:00:00 AM	303.13 Window, skylight and door frames	SINGLE FRONT RIGHT WINDOW	Closed	Andrew Melendez InActive
CVIO-23-00636	<u>Initial</u>	<u>Follow Up</u>	11/3/2023 9:00:00 AM	304.3 Interior surfaces	BATHROOM	Closed	Andrew Melendez InActive
CVIO-23-00637	<u>Initial</u>	<u>Follow Up</u>	11/3/2023 9:00:00 AM	605.1 Electrical equipment installation	LAUNDRY ROOM & KITCHEN	Closed	Andrew Melendez InActive

Would you like to issue a violation? Yes

Certificate or License or Registry Inspections...Expand

<u>Date & Time</u>	<u>Address</u>	<u>Address 2</u>	<u>Inspector</u>	<u>Type</u>	<u>Level</u>	<u>Result</u>	<u>Completed</u>	<u>Comments</u>	<u>Results</u>
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12/13/23 11:40 AM	283 MERCER STREET	UNIT 1	Andrew Melendez InActive	Certificate Application	Reinspection Pass	Closed	RESALE CERTIFICATE OF HABITABILITY Applicant: DAVIS, AUSTIN T Telephone: Cell: (973) 440-0051 Owner: DAVIS, AUSTIN T Telephone: Cell: (908) 440-0051
12/13/23 11:38 AM	283 MERCER STREET	UNIT 2	Andrew Melendez InActive	Certificate Application	Reinspection Pass	Closed	RESALE CERTIFICATE OF HABITABILITY Applicant: DAVIS, AUSTIN T Telephone: Cell: (973) 440-0051 Owner: DAVIS, AUSTIN T Telephone: Cell: (908) 440-0051
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Would you like to schedule an inspection? Yes

Stand Alone Inspections...Expand

<u>Date & Time</u>	<u>Address</u>	<u>Address 2</u>	<u>Inspector</u>	<u>Type</u>	<u>Level</u>	<u>Result</u>	<u>Completed</u>	<u>Comments</u>	<u>Results</u>
10/24/22 04:36 PM	283 MERCER STREET		Patrick Kays InActive	Certificate Application	Initial	Fail	Closed		***** OWNER MUST PROVIDE MORE INFORMATION REGARDING PLANNED SEPARATION OF TENANCY PRIOR TO OCCUPANCY. ADDITIONAL VIOLATIONS MAY BE FOUND UPON REINSPECTION. *****
07/15/19 10:47	283 MERCER		Patrick Kays	Spot	Reinspection	Fail	Closed	Remove couch and debris. If pool is unzoned/unpermitted,	Failure to remove couch and debris.

AM	STREET	InActive					remove.	
07/03/19	283	Patrick						Remove couch and debris. If pool is unzoned/unpermitted, remove.
10:46	MERCER	Kays	Spot	Initial	Fail	Closed		
AM	STREET	InActive						
03/26/19	283	Paul						
12:20	MERCER	Smith	Spot	Initial	Fail	Closed		Debris
PM	STREET	InActive						
03/18/19	283		RENTAL					
12:00	MERCER	Ted	LICENSE	Initial	Fail	Closed	15 VIOLATIONS	
PM	STREET	Serrano	ANNUAL					
			INSPECTION					
04/28/17	283		RENTAL					
01:00	MERCER	Ted	LICENSE	Initial	Fail	Closed		
PM	STREET	Serrano	ANNUAL					
			INSPECTION					

Would you like to schedule an inspection? Yes

▼ Attachments...

▼ Comments...

Copy of survey if available

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,

Heidi Glancey

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

opra+request-93119-66eafb08@requests.opramachine.com

Is sturner@phillipsburgnj.org the wrong address for OPRA requests to Town of Phillipsburg? If so, please contact us using this form:

https://link.edgepilot.com/x/b_2RETPVFo5wUbKyrkbl64c?u=https://opramachine.com/change_request/new?body=town_of_phillipsburg

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

<https://link.edgepilot.com/x/Aa2ohDGn96edU2coDsdzDT4?u=https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://link.edgepilot.com/x/qmUCzVrsL-vrmNvUy4S_-jY?u=https://opramachine.com/request/opra_request_283_mercer

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."
