

Nick Labruna

From: Deborah Karlsson
Sent: Wednesday, October 09, 2019 10:45 AM
To: Allison Saabye; Nick Labruna
Subject: FW: OPRA request - Opra Request

RECEIVED
 CLERK'S OFFICE
 2019 OCT -9 A 10:49
 CITY OF HACKENSACK

Deborah Karlsson, RMC
 City of Hackensack
 City Clerk
 201-646-3940
 Fax: 201-457-1466
dkarlsson@hackensack.org

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

From: Lance B Sexton <opra+request-7557-50f9e187@requests.opramachine.com>
 Sent: Wednesday, October 9, 2019 10:35 AM
 To: Deborah Karlsson <dkarlsson@hackensack.org>
 Subject: OPRA request - Opra Request

Dear Hackensack City,

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,

10.21.19

Lance B.

 Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-7557-50f9e187@requests.opramachine.com

CITY OF HACKENSACK

GOVERNMENT RECORDS REQUEST RESPONSE

DATE: October 17, 2019

TO: Lance B. Sexton

The City of Hackensack ("City") records custodian received your Open Public Records Act ("OPRA") request on October 9, 2019. As such, the seven business day deadline to respond to your request is October 21, 2019. This response is therefore being timely submitted in accordance with New Jersey law. See N.J.S.A. 47:1A-5.

RECORDS PROVIDED: Residential Vacant Properties list and Residential Properties with grass or weeds in violation.

No list of properties without CO.

Your OPRA request is now deemed answered and closed. Thank you for your attention to this matter.

Date: October 17, 2019

City Clerk: Deborah Karlsson, RMC

PROPERTY MAINTENANCE MANAGER

List of Applications from 01/01/2019 to 10/17/2019

GRASS - Open Cases

October 17, 2019 3:24:18PM

Ref.No.	Lic.No.	Block	Lot	Qual	Inspection Type	Site Address	Occ. Limit	Comply Dt	Close Dt
Owner Name				Owner Address		Owner Telephone			
10020613	115	29			GRASS	142 SO SUMMIT AVE		07/04/2019	
HINGORANI,BALRAM				142 SO SUMMIT HACKENSACK					
10021300	118	41			GRASS	191 KENT ST		10/14/2019	
FLORES, RAQUEL S & RAFFY S				191 KENT STREET HACKENSACK					
10021301	118	61			GRASS	166 POOR ST.		10/14/2019	
BEHR, THOMAS J. & M. R.				166 POOR ST HACKENSACK					
10020921	120	1			GRASS	144 HOPPER ST		08/21/2019	
WISCOVITCH, JOSEPH				144 HOPPER ST HACKENSACK					
10021297	120	31			GRASS	169 AMES ST		10/14/2019	
GARAY, JOHN & SARA				169 AMES ST HACKENSACK					
10021088	124.01	52			GRASS	311 SUTTON AVE.		09/13/2019	
BROWN, MICHAEL P. & KATIA				311 SUTTON AVE HACKENSACK					
10021208	129	55			GRASS	317 KAPLAN AVE.		10/14/2019	
GONZALEZ, ALFONSO				317 KAPLAN AVENUE HACKENSACK					
10020572	136.02	64			GRASS	2 SO SUMMIT AVE		09/09/2019	
SUMEX, LLC				1303 RIVER RD TEANECK					
10020383	212	24			GRASS	29 STATE ST		10/18/2019	
ANDREA, EUGENE V. & KATHLEEN G.				67 W OAKLAND AVE OAKLAND					
10021136	217	2.02			GRASS	103 JOHN ST		09/17/2019	
BENSON, GEORGE W				103 JOHN ST HACKENSACK					
10021295	217	3			GRASS	108-112 ESSEX ST		10/14/2019	
116 ESSEX PROPERTY, LLC				400 GOTHAM PARKWAY CARLSTADT					
10021296	217	4			GRASS	116 ESSEX ST		10/14/2019	
116 ESSEX PROPERTY LLC				400 GOTHAM PARKWAY CARLSTADT					
10020154	222.01	35.01			GRASS	109 GAMEWELL ST		05/24/2019	
BERGEN COUNTY ISLAMIC ED CNTR				78 TRINITY PL HACKENSACK					
10020745	222.01	4.01			GRASS	157-59 UNION ST		08/05/2019	
UNION RISE LLC				164 BALTIMORE AVENUE NORTH ARLINGTON					
10020259	227	11			GRASS	32 FIRST ST.		05/30/2019	
SZERLIP, Z W %RIDGEWOOD PLUMBING				5066 NO EAST 2ND AVE,unit 620 MIAMI					
10020257	228	40			GRASS	59 NEWMAN ST		06/05/2019	
PERRONE, ASHLEY				72 BROWNSTONE WAY unit 106 ENGLEWOOD					
10020689	234.03	1			GRASS	0 AMERICAN LEGION DR		08/28/2019	
SUPER VALUE,INC.				50 S MAIN ST SPRING VALLEY					
10020165	241	7			GRASS	158 SUMMIT AVE		07/04/2019	
MILLER, PAMELA T				158 SUMMIT AVE HACKENSACK					
10020385	308	2.01			GRASS	200 RIVER ST		06/06/2019	
MMP RIVERFRONT LLC C/O CAPITAL ONE				PO BOX 460189 ATTN RYAN HOUSTON					

GRASS - Open Cases

October 17, 2019 3:24:18PM

Ref.No.	Lic.No.	Block	Lot	Qual	Inspection Type	Site Address	Occ. Limit	Comply Dt	Close Dt
Owner Name					Owner Address		Owner Telephone		
10020621	308.02	18.01			GRASS	242 RIVER ST		07/13/2019	
242 RIVER ROAD LLC					190 MAIN STREET HACKENSACK				
10020177	325	3.03			GRASS	161 CENTRAL AVE		05/24/2019	
WRIGHT, OWEN					161 CENTRAL AVE HACKENSACK				
10021162	328	5			GRASS	176 CLAY ST		09/30/2019	
DE LEON, KENNY & SIULOCHANI					176 CLAY ST HACKENSACK				
10020040	330	8			GRASS	194 JAMES ST		06/27/2019	
GARNER, EDWARD & ANNABEL					834 PATRIDGE BEND ROAD AIKEN				
10021327	37	23.02			GRASS	0 WASHINGTON AVE		10/18/2019	
ALARCON, ALFREDO					1172 MADISON AVENUE TEANECK				
10021073	39.01	22.01			GRASS	37 E BROADWAY		09/13/2019	
37 E BROADWAY LLC					116 HARDING AVENUE DUMONT				
10020368	409	14.02			GRASS	9-15 ANDERSON ST		06/18/2019	
EL-SAMNA, JAMIL ET					9-15 ANDERSON ST. HACKENSACK				
10021056	41	4			GRASS	199-203 WASHINGTON AVE.		09/12/2019	
HERMOSI, SERGIO A & MARTHA N					364 STUART PL NEW MILFORD				
10021235	432	16			GRASS	219 PASSAIC ST		10/16/2019	
DEUTSCHE BANK NATL TRUST CO TRSTE					1 HOME CAMPUS DES MOINES				
10020498	511	1			GRASS	125 HACKENSACK AVE.		06/21/2019	
TAKBEER LLC					205 SUNRISE COURT RIVER VALE				
10021079	518	12			GRASS	78 ROSS AVE		09/05/2019	
GUTTILLA, ANTHONY & BOTELHO, RONALD P					78 ROSS AVE HACKENSACK CITY				
10021157	52	12			GRASS	81-83 LODI ST		09/30/2019	
XENOPHONTOS, KYPROS					573 TEANECK RD RIDGEFIELD PARK				
10021130	540	1		C00F5	GRASS	974 MAIN ST		09/16/2019	
CARTAGENA, CARLOS J					974 MAIN ST #F5 HACKENSACK				
10021110	622	11			GRASS	106 COLES AVE		09/12/2019	
BRAMMER, JOSEPH H					108 COLES AVENUE HACKENSACK				
10020072	7	28			GRASS	447 HUDSON ST		05/16/2019	
ALMONTE, FRANCISCO & LUZ					447 HUDSON ST HACKENSACK				
10020159	70	21			GRASS	75 CAMPBELL AVE		05/24/2019	
C.R. DEVELOPERS LLC					424 78TH STREET NORTH BERGEN				
10021338	8.01	2			GRASS	494 HUDSON ST		10/27/2019	
GATEWAY HACKENASCK REIT LLC					281 LIBERTY STREET LITTLE FERRY				
10021054	82.01	3			GRASS	81-87 GREEN ST		09/11/2019	
256 GREEN STREET, LLC					328 EDSTAN WAY PARAMUS				
10020345	87.01	16			GRASS	155 SOUTH ST		06/01/2019	
GEORGE, RAFIK & MORAD					23 TROTTERS LANE MAHWAH				

Total Number of Applications: 38

167 JAMES STREET	VACANT	WRI PROPERTY MANAGEMENT	REC'D VIA EMAIL 4/5/19	rec'd statement reg. form via email 6/21/19	bl 329	lot 49
397 SUTTON	VACANT	ASSURANT	REGISTERED BY ASSURANT - 11/2/18		bl 143	lot 3
287 MAPLE HILL	VACANT	DEUTSCHE BANK NATIONAL TRUST COMPANY	REGISTERED BY DEUTSCHE BANK 11/2/18	2/7/2019 unclaimed letter returned	bl 351	lot 125
105 GAMEWELL	ABANDONED	NOTICE SENT TO OWNERS	LETTERS RETURNED ON 10/26 AND 10/30/18	2nd letter sent on 1/1 VISUAL	bl 222.01	lot 36
11 PULASKI	VACANT	BOARDED UP - NOT SURE IF FIRE				
229 CLINTON	VACANT	BEING DEMO'D				
346 Esplanade Apt 61	VACANT	WRI PROPERTY MANAGEMENT	REC'D VIA EMAIL 4/5/19	rec'd reg. form via email -6/21/19		
468 COLONIAL TER	VACANT	WRI PROPERTY MANAGEMENT	REC'D VIA EMAIL 4/5/19	rec'd reg. form via email -6/21/19	bl 355	lot 42
48 CATALPA	VACANT	US BANK CUSTODIAN NO LIENS		2/7/2019 unclaimed letter returned	VISUAL	bl 568.02 lot 1
27 EMERALD	VACANT	***NO UTILITIES - WATER ONLY****		REG. STATEMENT REC'D 2/26/19	VISUAL	bl 511 lot 29
250 BERRY	VACANT		REG. STATEMENT REC'D 01/23/19		VISUAL	bl 431 lot 7
35 JEFFERSON	VACANT	MARCELLO BUSTAMANTE		letter sent RR & reg mail on 01/08/19	VISUAL	bl 531.02 lot 9.02
123 CLINTON	VACANT	CORELOGIC NO LIEN - UP TO DATE	REG. STATEMENT REC'D 01/31/19		VISUAL	bl 435 lot 38
63 SPRING VALLEY	VACANT	US BANK NAAS TRUSTEE FOR LS59 MASTER PARTICIPATION TRUST	REC'D VIA EMAIL	rec'd reg. form via email - 6/21/19	VISUAL	bl 560 lot 18
405 SUTTON	VACANT	NO PAYMENTS - IN ARREARS - GOING TO TAX SALE OWNER PASSED UNABLE TO LOCATE ANYONE		mail return "v"	VISUAL	bl 143 lot 9
400 SIMONS	VACANT	WELLS FARGO - GOING TO TAX SALE - FOR SPECIAL LIEN CHARGES		2/7/2019 mail return "v"	VISUAL	bl 134.01 lot 22
99 STATE	VACANT		REG. STATEMENT REC'D 02/25/19		VISUAL	bl 214 lot 19
98 CEDAR	VACANT	CORELOGIC 3001 HACKBERRY ROAD IRVING TEXAS 75063 SCOTT SANDER 817-699-3449			VISUAL	bl 576 lot 5
74 UNION	VACANT	REALTOR INVOLVED - 4/3/19			VISUAL	bl 213 lot 11
240 BERRY STREET	VACANT	GARDEN STATE PROPERTY SERVICES	REC'D VIA MAIL 4/23/19	(foreclosure notice) taxes current and pd by owne	bl 431	lot 4
271 BERRY	VACANT	*REG. FORM MAILED TO WRI PROPERTY MANAGEMENT CO.	4/25/2019	REG FORM REC'D FROM SHIRLEY UCROS - WRI PROPERT	bl 340	lot 23
70 VANDERBECK	VACANT	MAINTAINED/CLEANED PROPERTY	(2 family home) both vacant			
28 KANSAS	VACANT	COMMERCIAL - ALL BOARDED UP				
497 W. ANDERSON	VACANT	door stickered			VISUAL	bl 457 lot 34
173 BERRY	VACANT				VISUAL	
100 KANSAS	VACANT	(?) letter sent RR/reg. 01/09/19		REG. MAIL LETTER RETURNED 2/25/19	VISUAL	bl 75.01 lot 10
381 ESSEX	VACANT			REG. STATEMENT REC'D 02/25/19	VISUAL	bl 136.02 lot 66
371 ESSEX	VACANT			REG. STATEMENT REC'D 02/25/19	VISUAL	bl 136.02 lot 71
375 ESSEX	VACANT			REG. STATEMENT REC'D 02/25/19	VISUAL	bl 136.02 lot 69
184 BERRY	VACANT	POSSIBLY VACANT			VISUAL	bl 423 lot 9
171 WILSON	VACANT	BANK OWNED - APPEARS VACANT	****TEMP CCO		VISUAL	bl 593 lot 29
219 WILSON	VACANT	RECENTLY SOLD - BUSINESS BEING RUN THRU THERE - BEING INVESTIGATED			VISUAL	bl 595 lot 35

196 BERDAN	VACANT				VISUAL	bl 329	lot 20	
192 BERDAN	VACANT							
411 PARKER	VACANT		Reg. form rec'd via fax - 2/26/19		VISUAL	bl. 134.01	lot 52	Celink 866-727-4303
141 BONHOMME	VACANT	****LAND ONLY			VISUAL	bl 55	lot 27	
161 CENTRAL	VACANT	ROOMING HOUSE - HFD - ADVISED AN INSPECTION BY FIRE DEPT. MUST BE COMPLETED BEFORE OCCUPANCY						NOTIFIED BY D/C ANNUNZIATTA
230 CLINTON	VACANT	WHOLE HOUSE IS BEING DEMO'D -- ALL BOARDED UP						
145 KENT	VACANT	FAMILY IN PENNSYLVANIA			VISUAL	bl 118	lot 17	
431 PASSAIC	VACANT	owned by Hekemian*** - house	REG. STATEMENT REC'D 01/30/19		VISUAL	bl 349	lot 36	
433 PASSAIC	VACANT	owned by Hekemian* ***GAS STATION	REG. STATEMENT REC'D 01/30/19		VISUAL	bl 349	lot 37	
280 Union #201	VACANT - CONDO	Remax Villa Realtors - contacted to advise - condo vacant	reg. form sent to them 01/30/19		bl 317	lot 10		
307 PROSPECT #18	VACANT/CONDO	MANAGING AGENT - SHIRLEY UCROS/WRI PROPERTY MANAGEMENT	REG. STATEMENT REC'D 1/30/2019			BL 344	lot 16	WRI Property Management
222 WASHINGTON	VACANT	MANAGING AGENT - SHIRLEY UCROS/WRI PROPERTY MANAGEMENT	REG. STATEMENT REC C'D 1/30/19			bl 38	lot 11	
20 JEFFERSON F5	VACANT/CONDO	MANAGING AGENT - SHIRLEY UCROS/WRI PROPERTY MANAGEMENT	REG. STATEMENT REC C'D 1/30/19			bl 540	lot 8	WRI Propety Management
276 HIGH	VACANT	MAINTAINED - LETTER REC'D FROM MR. COOPER PROPERTY PRESERVATION						
184 CLAY	VACANT	CALL CAME IN WATER MAIN LEAK - HFD****	**ES advised to add to list*			bl 328	lot 9	
260 CLAY	VACANT	LOOKS MAINTAINED						
229 ROSS	VACANT				VISUAL	2/4/2019 bl 556	lot 92	
244 MARY STREET	VACANT				VISUAL	2/4/2019 bl 121	lot 48	
240 MARY STREET	VACANT				VISUAL	2/4/2019		
190 HIGH STREET	VACANT				VISUAL	2/4/2019 bl 327	lot 12	
17-19 BANTA PL	VACANT				VISUAL	2/6/2019		
64 MAIN STREET	VACANT				VISUAL	2/6/2019		
206 MAIN STREET	VACANT				VISUAL	2/6/2019 bl 311	lot 13	
30 JOHNSON	VACANT				VISUAL	2/4/2019 bl 525	lot 25	
107 ANDERSON	VACANT				VISUAL	2/4/2019 bl 419	lot 22	
232 HUDSON	VACANT				VISUAL	2/4/2019 bl 31	lot 5	
140 HOPPER	VACANT				VISUAL			
459 PARKER	VACANT	*APPEARS TO BE VACANT			VISUAL			
171 WILSON	VACANT	*APPEARS TO BE VACANT			VISUAL			
467 PARKER	VACANT	PERMITS IN WINDOW			VISUAL			