

Rose Marie Cokinos

From: Andrew Pavlica
Sent: Thursday, February 25, 2021 11:59 AM
To: Rose Marie Cokinos
Subject: FW: OPRA request - Property Records

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

From: Jordan Santiago <opra+request-20492-e4f54c54@requests.opramachine.com>
Sent: Thursday, February 25, 2021 11:39 AM
To: Andrew Pavlica <apavlica@garfieldnj.org>
Subject: OPRA request - Property Records

Dear Garfield 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:

1. A list of all residential vacant land, single family, and multifamily properties that are delinquent on their taxes, behind 1-3 years from today. Please include balance owed, address, and owner name.
2. A list of all residential single family, and multi family properties with code violations on them for the last 3 months from today. Address, and owner name provided please.
3. A list of all residential single family and multi family properties that are delinquent on their utilities. Address, owner name, and balance owed provided please.
4. A list of all residential single family and multi family properties that are flagged abandoned.
5. A list of all residential single family and multi family properties that are fire damaged in the past month.

Yours faithfully,

Jordan Santiago

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-20492-e4f54c54@requests.opramachine.com

Is apavlica@garfieldnj.org the wrong address for OPRA requests to Garfield City? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=garfield_city

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/property_records_26

Please note that in some cases publication of requests and responses will be delayed.

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CITY OF GARFIELD

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DELINQUENCY LIST FOR 2020 TAXES

INTEREST DATE IS 02/26/21

BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
3	6		POEHLMANN REALTY LLC	8,886.00	842.75	
9	12		CAMBRIDGE QUARTZ LLC	4,304.59	291.02	
9	13		MAGDZIAK, RYSZARD & HALINA	6,780.02	707.05	
11	52		ZALARICK, GLEN & KAREN	7,283.87	394.29	
12	7		MARI CORP	1,806.30	79.65	
14.01	34		GOMEZ-DUQUE, SANDRA M ETAL	4.91	.03	
15	9		LAPCZYNSKI, FRANK JR	2,895.46	46.18	
15	43		HETTEL, MARILYN	8,339.80	367.82	
19.01	9		DAVID RICHARD LLC	7,405.00	1,260.97	
19.01	11		DAVID RICHARD LLC	3,972.04	676.28	
20.02	6		LEE, KEVIN & BETTY	1,377.33	129.62	
20.02	7		ALLEN, JEFFERSON & ELEANOR	3,597.42	20.44	
20.02	11		BRIGATI, DAVID	8,145.50	1,387.09	
21	3		LA ROSE, JAMES & ELAINE	244.34	42.98	
21	5		LA ROSE, JAMES & ELAINE	16.90	23.29	
21	9		BRIGATI, DAVID F	17,031.50	5,212.98	
21	37		LA ROSE, JAMES & ELAINE	14.86	20.47	
21	38		LA ROSE, JAMES & ELAINE	21.00	28.93	
22	5		PARK, SUNYI	7,259.86	671.97	
24.01	5.02		CZYZEWSKI, DARIUSZ & BORISKIN, RENE	139.33	14.93	
25	22		MONUMENTAL PROPERTIES LLC	4,629.42	306.38	
25	29		MATULA, JOHN & IWONA	8,677.50	296.20	
25	31		MATULA, JOHN & IWONA	5,121.94	359.38	
30	26		MARQUEZ, NORA & MARQUEZ, FERMIN	3.58	.02	
36	12		LA ROSE, JAMES & ELAINE	29.37	40.46	
36	15		LA ROSE, JAMES & ELAINE	32.83	45.21	

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BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
38.01	24		LUTERZO, LAWRENCE	4,694.77	449.89	
38.03	17		SANTA, JONATHAN	2,078.87	94.36	
38.04	16		SINATRA, CASTIE & ROSINA	5,999.82	436.82	
38.04	17		SINATRA, CASTIE & ROSINA	6,975.51	511.13	
38.04	21		LA ROSE, JAMES & ELAINE	15.60	21.48	
38.06	33		LA ROSE, JAMES & ELAINE	21.23	29.25	
38.06	35		LA ROSE, JAMES & ELAINE	1.82	5.12	
38.06	37		LA ROSE, JAMES & ELAINE	18.32	25.25	
42	6		GARFIELD INVESTMENTS LLC	1,740.94	74.85	
44	21		MONTES, THOMAS & COLON, VIRGINIA	9,241.44	1,748.88	
46	17		125 HARRISON AVE LLC	3,208.47	178.35	
49	26		CZYZEWSKI, DARIUS	149.36	35.83	
53	44		THE ALBANIAN AMERICAN ISLAMIC CTR	8.42	5.50	
54	34.01		FORCE SERVICES LLC	5,183.50	882.61	
54	34.02		169 PALISADE HOLDINGS LLC	2,649.09	139.13	
55	15		RODRIGUEZ, MARIA E	6,630.35	578.20	
55	25		GARFIELD INVESTMENTS LLC	1,947.77	89.47	
55	37		AMINYAR, ANGELA	6,469.01	588.89	
55	38		AMINYAR, ANGELA	6,133.21	232.78	
57	1.02		184 GRAND ST LLC	9.20	18.98	
57	33		DIAZ, ADRIAN & SIMONE, DANIELLE	1.30	.01	
57	36		DIAZ, ADRIAN & SIMONE, DANIELLE	6.09	.03	
62	23		RANDAZZO FAMILY LTD PARTNERSHIP	16,037.62	421.02	
63	27		RODRIGUEZ, WENDY	4.67	.02	
66	55		KGS PARTNERS LLC	4,452.89	266.12	
68	9		NOKIC, EMIR	.66	8.91	

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BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
69	30		LANDRAU, JUAN & GIANNINA	6,351.44	556.36	
71	14		GENSINGER 2ND,ERIC R	4,786.64	388.96	
71	36		EGL PROPERTIES LLC	6,824.45	695.74	
71	38		EGL REAL ESTATE LLC	4,448.92	415.11	
73	37		POPERNIK, DANIEL & DOROTHY	4,459.50	354.52	
75	8		GLENNROB HOLDING LLC	11,883.54	1,737.35	
76.01	53		KEBLESS, STELLA	1,997.35	141.40	
79	33		RICCIARDI, PETER & RAMONA	5,982.62	89.39	
82	3		STRLOVSKI, ICKO & DIANA	35.10	50.56	
83	1		MATULA, JOHN & IWONA	9,359.67	307.21	
86	13		MARCHETTA, MARTIN A	3,208.35	157.36	
86	23		ILG, ROBERT & JEANEMARIE	5,509.32	658.86	
89	1		NM CAR WASH LLC	2,498.75	176.58	
89	8		JAN INVESTMENTS LLC	1,989.60	92.39	
92	9		BRANCO, JORGE	6,206.63	318.54	
92	10		KNEAFSEY,JOHN	1,595.13	47.56	
92	16		ANGELEVSKI, DZORDZ	4,525.94	336.32	
92	43		47 GASTON AVENUE LLC	1.08	38.45	
93	9.01		FRAGALE, JOHN & ROSARIA	64.48	48.03	
93	16		PATTI, ANTHONY & KATHLEEN	2,215.55	108.28	
94	8		LOPRESTI, BART	3,351.04	245.80	
95	9		RANDAZZO FAMILY LTD PARTNERSHIP	12,098.06	317.55	
96	3		SANCHEZ, VICTOR & BAEZ, RAMON S	567.71	22.06	
98	47		ZASAT PROPERTIES LLC	13,437.42	2,007.41	
99	26		WILLIAMS, GRACIE	6,270.55	641.84	
99	47		TABANO, FRANK & FRANCES	2,420.49	122.75	

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BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
101.01	4		DANIEL MANAGEMENT LLC	11,848.00	2,127.27	
102	28		OCHARAN, JOSE A & ELSA	20.28	5.43	
108	3		TOMMASI, EMANUELE & DAWN	4,235.03	94.03	
109	1.02		CIANO, ROCCO & MARIA	1,756.03	75.94	
109	33		ATLANTIC SEABOARD PROP C/O H SUDOL	20,888.02	3,221.99	
111	77		STRAEB, ANNE MARIE	9,451.74	1,438.40	
112.02	36		PINHO, RICARDO & MARIA	6.84	.03	
114	77		MAKADIA, VIJAY & ILA	1.59	21.26	
114	82		BERGAMINI, ARLENE H	15.63	.08	
115	7		GHAHARY, AKBAR EST OF	3,291.98	184.25	
115	68		URQUILLA, VICTOR	478.02	32.79	
116	18		RAYMOND, GAETANA M.	2,577.21	131.49	
119.02	23		VLACHOS, MARIA	1,881.13	31.47	
119.03	38		SLAMIAK, CYNTHIA K	1,512.14	58.73	
119.04	253.02		COPIN, RAIMUNDO PEDRO	2,432.76	171.73	
120	84		KAPPELMAN, MARIA	3.63	31.55	
120	142		LO FASO, ROSARIO & ANITA	2,623.74	137.06	
122	36		CRESPO, ANDREA & HARDY, VIRGIL	7,727.86	726.90	
123	18		PRAWDZIK LINDEN REALTY LLC	1,500.34	57.90	
126	34		ASPER, RUSSELL	7,593.91	689.37	
128	73		JWG LLC	3,163.75	175.23	
129.01	40		GIAIMO, SALVATORE	1,608.83	65.89	
131	14		BARNO, PETER	6,086.91	770.59	
132	7		ASCOLESE, EUGENE	5,278.28	492.56	
132	8		ASCOLESE, EUGENE	11,714.71	1,840.03	
134	4		WALENSKY, JEFFREY & BARBARA	5,947.70	601.64	

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DELINQUENCY LIST FOR 2020 TAXES

INTEREST DATE IS 02/26/21

BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
134	22		ZACCONE JR, STEPHEN	54.81	36.01	
135.01	64		ZYLA, GERALD & JENNY	4,129.61	379.66	
136	18		WROBEL, LORI & WROBEL, NICOLE	6,399.57	656.64	
136	29		TOWER DBW REO V LLC	4,448.38	475.86	
137	6		MADONIA PROPERTIES LLC	14,464.42	2,279.13	
138	7		ARDIZZONE, ANTONIETTA	3,730.42	182.90	
138	24		DABAL, EDWARD J JR	3,029.01	165.71	
140	100.02		HP GARFIELD INV C/O G HELLER	1,575.78	186.86	
143.01	115		STANIEK, ROBERT & BEATA	1,787.43	125.16	
143.02	140		GEISLER, M & C & GEISER,B&C & ET A	3,766.60	217.72	
143.08	18		JOYCON ENTERPRISES INC	15,544.58	2,903.24	
143.09	1		DYMKOWSKI, EDWARD & MARIA	1,883.26	84.90	
147.01	23.01		BETANCOURT FRANCISCO J	2,878.10	117.58	
148	1		WISLA, INC	19,221.28	3,024.88	
148	27		70 PROSPECT ST GARFIELD LLC	5,352.03	449.48	
149.02	30.01		DELGADO, ANTHONY	87.28	14.35	
149.03	9.02		C & C REALTY PARTNERS	4,333.20	257.70	
149.03	16		C & C REALTY PARTNERS	2,415.80	122.47	
150	6		SOLTYS, ANDREW & PHYLIS	12,283.41	1,848.18	
154	29		SCIARILLO, THOMAS B	1,748.13	79.56	
154	35		KAPUR, AMELA	.80	.00	
154	54		ASCOLESE, EUGENE	7,606.42	709.82	
159	64		AJDINOVSKI, BUKURJIE	1,875.52	132.22	
160	18		MAZZELLA, LOUIS C JR & MARION	6,220.20	630.28	
160	22		VOLOSIN, EMIL & LILLIAN	5,986.20	449.34	
161	31		BOCAK, JOHN T. JR.	.51	11.24	

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DELINQUENCY LIST FOR 2020 TAXES

INTEREST DATE IS 02/26/21

BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
166.02	20	C0104	MOMIROSKI, GORE & STONJA	21.54	.11	
167	38		36 SCUDDER STREET LLC	1,833.85	81.43	
170.01	7		ADAMCZYK, DENNIS & BARBARA	3,511.11	112.46	
176	21		PASSAIC HOMES LLC	4,591.95	368.43	
180.01	9		SPASESKI, DRAGAN & VIOLETA	810.60	26.50	
180.02	28		MOERS, FREDERICK	21,004.16	3,169.71	
182	32		KALIC, RAFET & FATIMA	9,480.84	1,496.82	
183	5		ANGELEVSKI, DZORDZ	494.30	26.57	
188	9		WIKTOROWSKI, ADAM & THERESA	3.62	24.49	
189	33		MOUNTAIN REMODELLING, LLC	3,728.14	325.97	LIEN
192	53		NIERADKA, WIESLAW & MARIA	4.95	.03	
193	21		BETLEY, JOHN S., SR. & LINDA	2,835.55	211.87	
193	23		BETLEY, JOHN & LINDA	1,195.16	75.39	
199	1		SAMIA VENTO LLC	5,679.34	352.61	
200	13		13 BANTA AVE LLC	1,735.20	74.45	
201	38		GRABIEC, ALEXANDER & JAYNE	24.81	23.93	
202	3		BUGYI, K & CAGARA, W & A	2.93	24.08	
202	19		HEINE, ELLEN	6,447.00	989.60	P
203.01	27		ZABOROVSKY, ZINAIDA	2,532.11	127.66	
203.01	50.02	C0510	REE, ALEX B & ALICE J	67.21	22.54	
203.01	50.02	C1201	KUSTAGI, MANJUNATH	7.10	.04	
203.01	139		WOJTAK, ANDRZEJ	23.78	22.70	
203.02	9		MUHAMMAD, DAVID	10,326.64	1,801.81	
203.04	24		KOMSTEAD, SUSAN	7,551.91	932.90	
203.04	133		WIKTOROWSKI, BEATA	4,394.13	254.28	
203.05	19		DUFFY, BRIAN	59.00	.30	

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DELINQUENCY LIST FOR 2020 TAXES

INTEREST DATE IS 02/26/21

BLOCK	LOT	QUAL	N A M E	AMOUNT	INTEREST	CODES
204	43		LIO, ANTHONY & DANA RAE	493.67	15.47	
206.01	78		D'AMATO, ELISA	164.19	18.78	
206.03	38		CANCEL, JUNIOR R.	2,402.85	103.48	
206.03	47		VARGAS, KARINA	2,219.00	186.20	
207	25		HAUSLER, AGNES	2,260.64	78.53	
207	41		ENJAMIO, OSNEL	9.46	.05	
208.06	34		BATISTA, JOHNNY	1,480.81	57.01	
208.07	12		PISKULOSKI, NIKOLA	2,665.50	140.06	
211.02	5		YAURI, LUIS G & JESSE X ETAL	3,439.00	312.90	
212	38		BORDONARO, ANTHONY VITO	5,537.38	679.54	
216.01	3		TAYLOR-ALOIA, M & TAYLOR D JR.	51.98	30.04	
216.04	26		NORCIA, MARIO	8.71	30.22	
216.05	100		GALLAGHER, FRANCIS B III	8,654.96	937.66	
216.06	112		DE ANGELO, EUGENE T & LORETTA	2,379.70	119.93	
216.07	232		SINATRA, ANTHONY M & EILEEN M	7,096.95	627.21	
GRAND TOTALS		NUMBER OF ACCOUNTS/PAGE	171	685,490.47	72,793.91	

***** D O N E *****