



OPRA request - Property Records

message

Zoning
Tax Collector
Fri, Jun 24, 2022 at 11:40 AM
Fire

mar <opra+request-32987-1ab3211a@requests.opramachine.com>
x: "OPRA requests at Springfield Township (Union)" <linda.donnelly@springfield-nj.us>

Dear Springfield Township (Union),

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, and thank you for your consideration of the following matter.

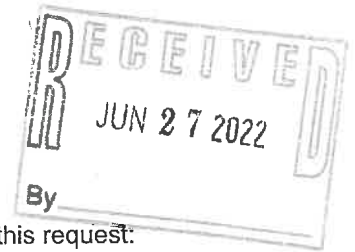
Public records requested:

1. Addresses of all residential properties (Property Class 2) that are marked as vacant and/or abandoned
2. Addresses of all residential properties (Property Class 2) that are marked as condemned
3. Addresses of all residential properties (Property Class 2) that have had a notice of abatement issued, specifically from 1/1/2022 to the present day
4. Addresses of all residential properties (Property Class 2) that are fire damaged, specifically from 1/1/2022 to the present day
5. Addresses of all residential properties with delinquent property taxes, specifically for the past 2 quarters
6. Addresses of all residential properties with delinquent water and sewer bills, specifically for the past 2 quarters
7. Addresses of all residential properties with an active municipal owned lien
8. Addresses of all residential properties that have had a code enforcement complaint opened for high grass and/or junk/debris, specifically from 1/1/2022 to the present day

You may redact all confidential and personal information under N.J.S.A. 47:1A-1, but I am requesting the addressees of such properties. I am requesting the above public records in electronic form, preferably in Excel format.

Yours faithfully,

Omar



Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-32987-1ab3211a@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/property_records_530

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.



Township of Springfield

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

*Send ?
Notice
To Homeowner*

*7020 2450 0000 5784 8936 BY ARH
6/14/22*

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

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

NOTICE OF VIOLATION

NOTICE DATED June 2, 2022

**706 SOUTH SPRINGFIELD AVENUE, SPRINGFIELD, NEW JERSEY 07081
(DESIGNATED BLOCK 2901, LOT 4 ON THE TAX MAP OF THE TOWNSHIP OF
SPRINGFIELD, UNION COUNTY, NEW JERSEY)**

Violation Notice is being sent to:

**RAS LAW OFFICES
130 CLINTON ROAD/SUITE 202
FAIRFIELD, NJ 07004**

**DCS Enterprises C/O Cypress Services LLC
810 Carlisle Avenue
Cherry Hill, NJ 08002**

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 **706 South Springfield Avenue** is Vacant and Abandoned as defined in Section 15-3 of said Ordinance and **RAS Law Offices**, 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, remove dead tree on the front lawn, resurface driveway, repair or replace broken fence, gate must be self locking, replace broken soffit, right rear side of house, remove water from pool cover, attach pool cover securely**
4. Subsections 15-6.1d, 15-6.1e and 15-61.(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

HELAN HALLINAN DIAMOND & JONES, PC
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Fax: 856-813-5501

*Collector
Zoning/Eng
Assessor
Bldg.*

Notification to Municipal Clerk of Filing of Action to Foreclose on a Mortgage

October 20, 2016

SPRINGFIELD MUNICIPAL CLERK
100 MOUNTAIN AVE.
SPRINGFIELD, NJ 07081

Property Owners: PAUL J. GAFFREY; MRS. PAUL J. GAFFREY, HIS WIFE
DEBORAH GAFFREY; MR. GAFFREY, HUSBAND OF DEBORAH
GAFFREY
Property Address: 112 SOUTH MAPLE AVENUE
SPRINGFIELD, NJ 07081-0000
Block/Lot No.: 905 / 24

Dear Sir or Madam:

Please be advised that a summons and complaint in an action to foreclose on a mortgage has been filed against the above property.

The full name and contact information for the In-State representative of the creditor who is responsible for the care, maintenance, security and upkeep of a property for the creditor is:

Safeguard Properties Management, LLC
(ID#0600390661) for Bank of America
c/o Corporation Service Company
830 Bear Tavern Road
West Trenton, NJ 08628
violations@safeguardproperties.com

The name and contact information of an individual located within the state, whose authorized to accept service of process on behalf of the creditor is:

Safeguard Properties Management, LLC
(ID#0600390661) for Bank of America
c/o Corporation Service Company
830 Bear Tavern Road
West Trenton, NJ 08628
code.violations@safeguardproperties.com

(Optional)

The name and contact information for the creditor's representative responsible for receiving complaints of property maintenance and code violations is:

Safeguard Properties Management, LLC
(ID#0600390661) for Bank of America
c/o Corporation Service Company
830 Bear Tavern Road
West Trenton, NJ 08628
code.violations@safeguardproperties.com

This property is not an affordable housing unit pursuant to the "Fair Housing Act."

Thank you for your attention to this notice.

Very truly yours,

Helan Hallinan Diamond & Jones, PC



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>
Summons Issued					Bob Herbert				(None)
SUMMONS ISSUED					Bob Herbert				(None)
Summons Issued	MORRIS AVE				Bob Herbert				(None)
10 Day Warning Notice					Bob Herbert				(None)
10 Day Warning Notice	PO BOX 41060				Bob Herbert				(None)
10 Day Warning Notice	KIMBERLY CT	10			Bob Herbert				(None)
10 Day Warning Notice	ROUTE 22 CTR ISLAND	100			Bob Herbert				(None)
10 Day Warning Notice	ROUTE 22 CTR ISLAND	100			Bob Herbert				(None)
10 Day Warning Notice	HAWTHORN AVE	106			Bob Herbert				(None)
30 Day Warning Notice	MORRISON RD	106			Bob Herbert				(None)
10 Day Warning Notice	BERNADETTE COURT	11			Bob Herbert				(None)
10 Day Warning Notice	HENSHAW AVE	110			Bob Herbert				(None)
10 Day Warning Notice	BALTUSROL WAY	111			Bob Herbert				(None)
10 Day Warning Notice	SO MAPLE AVE	112			Bob Herbert				(None)
10 Day Warning Notice	MEISEL AVE	114			Bob Herbert				(None)
10 Day Warning Notice	BALTUSROL WAY	115			Bob Herbert				(None)



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30 Day Warning Notice	MOUNTAIN AVE UNIT 1	156			Bob Herbert				(None)
10 Day Warning Notice	KEELER ST	16			Bob Herbert				(None)
10 Day Warning Notice	FERNHILL RD	16			Bob Herbert				(None)
10 Day Warning Notice	TOOKER AVE	160			Bob Herbert				(None)
Summons Issued	MEISEL AVE	162			Bob Herbert				(None)
Summons Issued	MEISEL AVE	164			Bob Herbert				(None)
Summons Issued	MEISEL AVE	165			Bob Herbert				(None)
10 Day Warning Notice	HAWTHORN AVE	171			Bob Herbert				(None)
Letter Sent	ROUTE 22 WEST BOUND	174			Bob Herbert				(None)
10 Day Warning Notice	MEISEL AVE	181			Bob Herbert				(None)
10 Day Warning Notice	HILLSIDE AVE	188			Bob Herbert				(None)
10 Day Warning Notice	ALVIN TER	19			Bob Herbert				(None)
10 Day Warning Notice	KIPLING AVE	2			Bob Herbert				(None)
30 Day Warning Notice	SHUNPIKE RD	206			Bob Herbert				(None)
10 Day Warning Notice	ALVIN TER	21			Bob Herbert				(None)
Summons Issued	ALVIN TER	21			Bob Herbert				(None)
SUMMONS ISSUED	HILLSIDE AVENUE	210			Bob Herbert				(None)
10 Day Warning Notice	S SPRINGFIELD AVE	221			Bob Herbert				(None)



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10 Day Warning Notice	LINDEN AVE	59			Bob Herbert				(None)
10 DAY WARNING NOTICE	WILLOW COURT	6			Bob Herbert				(None)
10 Day Warning Notice	COLONIAL TER	60			Bob Herbert				(None)
10 Day Warning notice	CALDWELL PL	60			Bob Herbert				(None)
Summons Issued	MARION AVE	62			Bob Herbert				(None)
10 Day Warning Notice	CALDWELL PL	64			Bob Herbert				(None)
10 Day Warning Notice	BROWN AVE	65			Bob Herbert				(None)
10 Day Warning Notice	DENHAM RD	65			Bob Herbert				(None)
10 Day Warning Notice	DOGWOOD TER	7			Bob Herbert				(None)
10 Day Warning Notice	SHUNPIKE RD	7			Bob Herbert				(None)
10 Day Warning Notice	SOUTH GATE	7			Bob Herbert				(None)
10 Day Warning Notice	HENSHAW AVE	70			Bob Herbert				(None)
FORECLOSURE	S SPRINGFIELD AVE	706			Bob Herbert				(None)
10 Day Warning Notice	ROSE AVE	72			Bob Herbert				(None)
10 Day Warning Notice	MECKES ST	75			Bob Herbert				(None)
10 Day Warning Notice	MECKES ST	75			Bob Herbert				(None)
10 Day Warning Notice	DENHAM RD	76			Bob Herbert				(None)
10 Day Warning Notice	MOUNTAIN AVE	771-779			Bob Herbert				(None)



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10 Day Warning Notice	ROSE AVE	40			Bob Herbert				(None)
10 Day Warning Notice	HILLSIDE AVE	413			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVE	42			Bob Herbert				(None)
10 Day Warning Notice	TWIN OAKS OVAL	42			Bob Herbert				(None)
Summons Issued	Forest Drive	45			Bob Herbert				(None)
10 Day Warning Notice	FOREST DRIVE	45			Bob Herbert				(None)
SUMMONS ISSUED	S SPRINGFIELD AVE	46			Bob Herbert				(None)
ZV-22-00016	EDGEWOOD AVE	46			Bob Herbert				(None)
Summons Issued	Meisel Avenue	488			Bob Herbert				(None)
10 Day Warning Notice	MOUNTAIN AVE	490			Bob Herbert				(None)
10 Day Warning Notice	MAPLE AVE	50-64			Bob Herbert				(None)
10 Day Warning Notice	COMMERCE ST	52			Bob Herbert				(None)
10 Day Warning Notice	SO MAPLE AVE	52			Bob Herbert				(None)
Warning Notice	MORRISON ROAD	53			Bob Herbert				(None)
10 Day Warning Notice	ASHWOOD RD	533			Bob Herbert				(None)
10 Day Warning Notice	DIVEN ST	55			Bob Herbert				(None)
30 Day Warning Notice	MORRIS AVE	560			Bob Herbert				(None)
SUMMONS ISSUED	HIGH POINT DRIVE	58			Bob Herbert				(None)



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10 Day Warning Notice	ROSE AVE	31			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVE	313-317			Bob Herbert				(None)
10 Day Warning Notice	ROSE AVE	33			Bob Herbert				(None)
Summons Issued	SHUNPIKE RD	34			Bob Herbert				(None)
10 Day Warning Notice	CENTER ST	34			Bob Herbert				(None)
10 Day Warning Notice	N DERBY RD	34			Bob Herbert				(None)
10 Day Warning Notice	FADEM ROAD	35			Bob Herbert				(None)
10 Day Warning Notice	MEISEL AVE	358			Bob Herbert				(None)
Summons Issued	MAPES AVE	36			Bob Herbert				(None)
10 Day Warning Notice	FRANKLYN PL	36			Bob Herbert				(None)
10 Day Warning Notice	FRANKLYN PL	36			Bob Herbert				(None)
10 Day Warning Notice	FRANKLYN PL	36			Bob Herbert				(None)
10 Day Warning Notice	FRANKLYN PL	36			Bob Herbert				(None)
ZV-22-00004	MEISEL AVE	368			Bob Herbert				(None)
10 Day Warning Notice	TWIN OAKS OVAL	37			Bob Herbert				(None)
SUMMONS ISSUED	MOHAWK DR	38			Bob Herbert				(None)
10 Day Warning Notice	MAPES AVE	4			Bob Herbert				(None)



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10 Day Warning Notice	HENSHAW AVE	78			Bob Herbert				(None)
Summons Issued	GREGORY RD	8			Bob Herbert				(None)
Summons Issued	CHRISTY LANE	8			Bob Herbert				(None)
10 Day Warning Notice	GREGORY RD	8			Bob Herbert				(None)
10 Day Warning Notice	HAWTHORN AVE	80			Bob Herbert				(None)
10 Day Warning Notice	NEW BROOK LANE	81			Bob Herbert				(None)
10 Day Warning Notice	NEW BROOK LANE	81			Bob Herbert				(None)
10 Day Warning Notice	MOUNTAIN AVE	840			Bob Herbert				(None)
10 Day Warning Notice	MECKES ST	86			Bob Herbert				(None)
Summons Issued	KIPLING AVE	90			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVE	91-99			Bob Herbert				(None)
30 Day Warning Notice	TOOKER AVE	95			Bob Herbert				(None)
10 Day Warning Notice	KEW DR	98			Bob Herbert				(None)
30 Day Warning Notice	MAPES AVE	99			Bob Herbert				(None)
Grand Totals									



Violations

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10 Day Warning Notice	NEW BROOK LANE	116			Bob Herbert				(None)
Summons Issued	MAPES AVE	117			Bob Herbert				(None)
NOTICE OF VIOLATION	SO MAPLE AVE	119			Bob Herbert				(None)
10 Day Warning Notice	Commerce Road	12			Bob Herbert				(None)
30 Day Warning Notice	BRIAR HILLS CIRCLE	12			Bob Herbert				(None)
10 Day Warning Notice	PITT RD	125			Bob Herbert				(None)
10 Day Warning Notice	ROUTE 22 WEST BOUND	128			Bob Herbert				(None)
SUMMONS ISSUED	JOANNE WAY	14			Bob Herbert				(None)
10 Day Warning Notice	ALVIN TER	14			Bob Herbert				(None)
10 Day Warning Notice	MILLTOWN RD	141			Bob Herbert				(None)
SUMMONS ISSUED	MILLTOWN RD	141			Bob Herbert				(None)
10 Day Warning Notice	MILLTOWN RD	145			Bob Herbert				(None)
10 Day Warning Notice	FAR HILLS ROAD	15			Bob Herbert				(None)
7 Day Warning Notice	WALNUT COURT	15			Bob Herbert				(None)
10 Day Warning Notice	MOUNTAIN AVE	152			Bob Herbert				(None)
10 Warning Notice	TOOKER AVE	154			Bob Herbert				(None)



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10 Day Warning Notice	MOUNTAIN AVE	222-234			Bob Herbert				(None)
10 Day Warning Notice	SEVERNA AVE	24			Bob Herbert				(None)
Summons Issued	MORRIS AVE	247-251			Bob Herbert				(None)
Summons Issued	Evergreen Avenue	25			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVENUE	251			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVENUE	259			Bob Herbert				(None)
10 Day Warning Notice	EVERGREEN AVE	26			Bob Herbert				(None)
30 Day Warning Notice	MOUNTAIN AVE	265			Bob Herbert				(None)
Summons Issued	MORRIS AVE	265			Bob Herbert				(None)
Summons Issued	HIGHLANDS AVE	29			Bob Herbert				(None)
10 Day Warning Notice	ROUTE 22 EAST	295			Bob Herbert				(None)
10 Day Warning Notice	HENSHAW AVE	30			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVE	308			Bob Herbert				(None)
10 Day Warning Notice	MORRIS AVE	308			Bob Herbert				(None)
10 Day Warning Notice	ROSE AVE	31			Bob Herbert				(None)
10 Day Warning Notice	ROSE AVE	31			Bob Herbert				(None)
10 Day Warning Notice	ROSE AVE	31			Bob Herbert				(None)
10 Day Warning Notice	EVERGREEN AVE	31			Bob Herbert				(None)