



SANDYSTON TOWNSHIP

133 Route 645 - Sandyston, NJ 07826
Tel: 973.948.3520 • Fax: 973.948.0783
www.sandystontownship.com

June 30, 2022

Omar

opra+request-33080-f8e7f71a@requests.opramachine.com

RE: OPRA Request of Friday, June 24, 2022

Dear Omar:

The Township of Sandyston received your Open Public Records Act (OPRA) request via email on Friday, June 24, 2022. The official Records Custodian, Amanda F. Lobban, received your OPRA request on that same date. As such, the seven (7) business day deadline to respond is Wednesday, July 6, 2022. This response to your request is being made via email on the fourth day of receipt of your OPRA Request.

Your request is as follows:

"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 addresses of such properties. I am requesting the above public records in electronic form, preferably in Excel format."

My response:

Please be advised, in order to be considered a valid request under OPRA, the request must identify with reasonable clarity the specific government record/document desired. Your request, as stated seeking "addresses", seeks information or questions if information exists; however, the request does not identify a specific government record/document. Therefore, please respond in writing and identify the specific government record/document sought so I may process your request.

As a courtesy, I provide the following response.

1. Enclosed please a Vacant Property Registration List as of June 30, 2022.
2. Please be advised, no such document exists relative to your request.

Omar

opra-request-33080-f8e7f71a@requests.opramachine.com

June 30, 2022

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3. Please be advised, no such document exists relative to your request.
4. Please be advised, no such document exists relative to your request.
5. Enclosed please find a Delinquent Tax Report starting with Quarter 1 for 2022.
6. Please be advised, no such document exists relative to your request. **Note:** Sandyston Township does not have water or sewer.
7. Enclosed please find an Open Tax Title Lien Summary
8. Please be advised, no such document exists relative to your request.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dea.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,



Amanda F. Lobban, RMC
Municipal Clerk

Enclosure (OPRA request/letter/V/P Report, Delinquent Report, TTL Report)

AGENCY USE ONLY

Est. Document Cost _____
 Est. Delivery Cost _____
 Est. Extras Cost _____
 Total Est. Cost _____
 Deposit Amount _____
 Estimated Balance _____
 Deposit Date _____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress	-	Open	6/24/2022
Denied	-	Closed	6/30/2022
Filled	-	Closed	6/30/2022
Partial	-	Closed	6/30/2022

AGENCY USE ONLY

Tracking Information

Tracking # _____
 Rec'd Date 6/24/2022
 Ready Date 6/30/2022
 Total Pages _____

Total _____
 Deposit _____
 Balance Due _____
 Balance Paid _____
 Final Cost _____

Records Provided

Vacant Property Registration List
 Open Tax Title Lien Summary
 Delinquent Tax Report
 Amanda Fobbe 6/30/2022
 Custodian Signature _____ Date _____

clerk@sandystontownship.com

From: Omar <opra+request-33080-f8e7f71a@requests.opramachine.com>
Sent: Friday, June 24, 2022 1:16 PM
To: OPRA requests at Sandyston Township
Subject: OPRA request - Property Records

Dear Sandyston Township,

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-33080-f8e7f71a@requests.opramachine.com

Is clerk@sandystontownship.com the wrong address for OPRA requests to Sandyston Township? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=sandyston_township

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_620

RECEIVED

JUN 24 2022

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

BY: *Sandyston/burp*

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Sandyston Township
Vacant Property Registration List
As of June 30, 2022

BLOCK	LOT	ADDRESS	INITIAL REGISTRATION	PAID BY	STATUS	1ST RENEWAL	2ND RENEWAL	SUBSEQUENT	OTHER
702	2.09	22 Devita Rd	6/12/2018	BRON	Sold 7/11/2018	n/a	n/a	n/a	
1105	23.01	27 Lertora Rd	6/12/2018	BRON	Sold 11/2/2018	n/a	n/a	n/a	
1104	3.01	233 Route 206	5/16/2018	NFR	Sheriff Sale 1/30/2019	8/30/2019	SOLD 12/19/2019		
1702	5.01	33 E. Shore Tr.	9/10/2018	5 Arch Code Compliance	Vacant - Sheriff's 5/23/2018	1/18/2019	SOLD 12/18/2019		
2601	9.06	165 Rt. 560	6/20/2018	BRON	Sold 2/5/2019	1/18/2019			
801	2	5 Shaytown Rd	5/16/2018	NFR	Sold March 2020	1/4/2019			
2301	5.04	65 Route 560	6/18/2018	M & M Mtg Svs.	Sold December 2020	1/22/2019	1/13 & 2/6/2020		
1105	3	217 Route 206 S	9/14/2018	Pemco Limited	Sold 3/5/2019	2/16/2019			\$500 BRON 7/5/18
1301	14	3 Rahoche Ln	7/23/2018	LSF9 Mtg Holdings	Sold June 8, 2020	4/8/2019	2/25/2020		
1103	12.02	73 Route 645	3/11/2019	NBSC Properties	Sold - short sale				
1808	2	56 Mountain Tr	11/26/2019	Instalend	Sold - 2021				
1103	18.01	41 Route 645	2/6/2020 (no fee/just reg)	USHUD	Sold 9/13/2021	Not Required	SOLD 9/13/2021		
1704	3	26 Mountain Tr	(was HUD to REHE)	Rehe Builders, LLC	Sold 5/14/2019				
1204	13	117 Route 206 S	2/3/2020	Pinnacle Realty Assoc.	Sold 6/5/2020	2/3/2020			
502	6	182 Route 206	3/7/2022	ACM Prime Alamosa REO	Sold 6/5/2020				
501	13	26 Hotalen RD	8/27/2019	PHH Mortgage Corp.	Sold 2022	3/23/2020			
2602	12	4 Bevans Rd	1/31/2020	Ditech/Cyprexx	Sheriff Foreclosed 1/5/2022	1/4/2021	1/7/2022		
2602	15	1 Old Dingmans	5/26/2020	Federal Home Loan Mtg	Sold January 2021				
1204	11	113 Route 206 S	5/11/2020	Champion Mortgage	Sold January 2021				
1603	6.02	12 Cove Road	12/21/2021	Federal Nat'l Mtg	Sheriff Foreclosed 7/12/2021				
1105	12	191 Route 206 S	6/29/2022	Carrington Mtg Svs	UNKNOWN				
801	2	5 Shaytown Rd		In Foreclosure	PENDING	No payment at this time			
904	7	163 Route 645		Provident Bank	PENDING	No payment at this time			

5/18/2020 - Call regarding closing for property - \$500 due

5/18/2020 - Confirmed no \$ due on 117 Route 206 to Velocity Title for closing

SANDYSTON TOWNSHIP OPEN TAX TITLE LIEN SUMMARY

Taxid	Block	Lot	Qualcode	Owner	Sale Date	Cert.	Yr	Penalty 6%			Balance
								Principal	Other Charges	Int & Costs	
25090	502	22		BATALIN, NIKKII ET AL	9/03/20	2020-001	2019	1,080.97	0.00	117.58	1,198.55
							2020	1,503.61	0.00		2,702.16
							2021	1,568.86	0.00		4,271.02
							2022	784.43	0.00		5,055.45
25277	905	6		ASHWOOD TAVERN, LLC	4/07/22	2022-004	2021	196.50	0.00	23.78	220.28
							2022	188.66	0.00		408.94
25372	1104	3		BISCHOFF, ANDREW C	4/04/19	2019-001	2018	2,486.77	0.00	263.02	2,749.79
							2019	2,502.16	0.00		5,251.95
							2020	2,615.68	0.00		7,867.63
							2021	2,729.19	0.00		10,596.82
							2022	1,364.60	0.00		11,961.42
25485	1104	6		TRI-STATE STEEL FAB, INC	3/15/12	2012-07	2011	7,814.45	0.00	859.56	8,674.01
							2012	8,251.93	0.00		16,925.94
							2013	8,166.48	0.00		25,092.42
							2014	8,353.66	0.00		33,446.08
							2015	7,690.80	0.00		41,136.88
							2016	7,965.36	0.00		49,102.24
							2017	7,927.92	0.00		57,030.16
							2018	8,065.20	0.00		65,095.36
							2019	8,115.12	0.00		73,210.48
							2020	8,483.28	0.00		81,693.76
							2021	8,851.44	0.00		90,545.20
							2022	4,425.72	0.00		94,970.92
25566	1105	15		SCHIRO, JOSEPH G	6/01/17	2017-010	2016	2,943.86	0.00	354.83	3,298.69
							2017	3,862.32	0.00		7,161.01
							2018	3,929.20	0.00		11,090.21
							2019	3,953.52	0.00		15,043.73

SANDYSTON TOWNSHIP OPEN TAX TITLE LIEN SUMMARY

							Penalty 6%			
<u>Taxid</u>	<u>Block</u>	<u>Lot</u>	<u>Qualcode</u>	<u>Owner</u>	<u>Sale Date Cert.</u>	<u>Yr</u>	<u>Principal</u>	<u>Other Charges</u>	<u>Int & Costs</u>	<u>Balance</u>
							2020	4,132.88	0.00	19,176.61
							2021	4,312.24	0.00	23,488.85
							2022	2,156.12	0.00	25,644.97
25703	1602	38		LAMANNA, JOHN & INGER	9/03/20 2020-004	2019	785.50	0.00	190.56	976.06
						2020	821.14	0.00		1,797.20
						2021	856.77	0.00		2,653.97
						2022	428.39	0.00		3,082.36

Certificate Totals by Year

YEP total in "Taxes"

<u>YEAR</u>	<u>Taxes</u>	<u>Utility/Other</u>	<u>Int & Costs</u>	<u>Total</u>
2011	7,814.45	0.00	859.56	8,674.01
2016	2,943.86	0.00	354.83	3,298.69
2018	2,486.77	0.00	263.02	2,749.79
2019	1,866.47	0.00	308.14	2,174.61
2021	196.50	0.00	23.78	220.28

YEP total in "Taxes"

Taxes Transferred to Certificates by Year

<u>YEAR</u>	<u>Taxes</u>	<u>Utility/Other</u>	<u>Int & Costs</u>	<u>Total</u>
2012	8,251.93	0.00	0.00	8,251.93
2013	8,166.48	0.00	0.00	8,166.48
2014	8,353.66	0.00	0.00	8,353.66
2015	7,690.80	0.00	0.00	7,690.80
2016	7,965.36	0.00	0.00	7,965.36
2017	11,790.24	0.00	0.00	11,790.24
2018	11,994.40	0.00	0.00	11,994.40
2019	14,570.80	0.00	0.00	14,570.80
2020	17,556.59	0.00	0.00	17,556.59
2021	18,318.50	0.00	0.00	18,318.50
2022	9,347.92	0.00	0.00	9,347.92

Total Certificates and Transfers by Year

YEP total in "Taxes"

<u>YEAR</u>	<u>Taxes</u>	<u>Utility/Other</u>	<u>Int & Costs</u>	<u>Total</u>
2011	7,814.45	0.00	859.56	8,674.01
2012	8,251.93	0.00	0.00	8,251.93
2013	8,166.48	0.00	0.00	8,166.48
2014	8,353.66	0.00	0.00	8,353.66
2015	7,690.80	0.00	0.00	7,690.80
2016	10,909.22	0.00	354.83	11,264.05

2017	11,790.24	0.00	0.00	11,790.24
2018	14,481.17	0.00	263.02	14,744.19
2019	16,437.27	0.00	308.14	16,745.41
2020	17,556.59	0.00	0.00	17,556.59
2021	18,515.00	0.00	23.78	18,538.78
2022	9,347.92	0.00	0.00	9,347.92

141,124.06

SANDYSTON TOWNSHIP

PROPERTIES HAVING NON-ZERO (Delinquent) BALANCES STARTING IN QUARTER 1 2022 FOR TAX YEAR 2022

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YEAR	TAXID	BLOCK	LOT	QUALIF.	OWNER	TAXES	A/O TAX	TAX PAID	ADJUST	6%PENALTY	INT PAID	TOTALPAID	BALANCE	<= 0.00
2022	226	201	9		TOMSEY, SUSAN	375.20		0.00				0.00	375.20	
2022*	628	401	12.01		HILL, KEVIN A	1,695.11		0.00			42.38	42.38	1,695.11	
2022	963	502	1		SANDYSTON VENTURES, LLC	1,992.29		0.00				0.00	1,992.29	
2022	1124	502	14		NIKLAUS, ROSEMARY	887.98		0.00				0.00	887.98	
2022	1131	502	14	QFARM	NIKLAUS, ROSEMARY	8.51		0.00				0.00	8.51	
2022	1149	502	15	QFARM	NIKLAUS, ROSEMARY	9.22		0.00				0.00	9.22	
2022*	2086	503	8		TAYLOR, CYRIL C/O LEOB, BLOCK & PAR	417.04		415.98				415.98	1.06	
2022	3280	702	14		SIMPLY GREEN FARM AND LAWN, LLC	980.19		0.00				0.00	980.19	
2022*	3361	703	1.05		VASSALLO, SALVATORE & MARY ETAL	1,727.74		8.98			34.55	43.53	1,718.76	
2022	19629	801	22		SOLANO & MALSON ETAL	0.71		0.01				0.01	0.70	
2022*	4090	805	2.01		LEE, AMEAN SHUAIB	749.68		0.00			24.36	24.36	749.68	
2022*	6926	1101	14		CIFALDI, JOHN	3.55		3.06			0.03	3.09	0.49	
2022*	6933	1101	15		TERRAT, CHARLES & DALE, DONNA	827.70		151.83			27.31	179.14	675.87	
2022*	7302	1103	3.07		DELEA, ALAN P	1,070.97		22.14			16.06	38.20	1,048.83	
2022*	19570	1103	8.03		BREX, ENRICO	2,872.47		0.00			57.45	57.45	2,872.47	
2022*	19467	1103	8.03	QFARM	BREX, ENRICO	261.01		0.00			2.32	2.32	261.01	
2022*	8610	1105	22.02		CERTIFIED USED AUTO PARTS, INC	1,534.82		0.00				0.00	1,534.82	
2022*	9050	1201	3		HULL, AMY	1,772.42		9.74			52.29	62.03	1,762.68	
2022*	9116	1201	3.05		HULL, TREVOR	2,375.99		22.73			70.09	92.82	2,353.26	
2022	9331	1201	20.02	QFARM	HARPER, PARTNERS	3.55		0.00				0.00	3.55	
2022*	9780	1203	8.01		FALCHETTA BUILDING CONTRACTORS, LLC	395.77		103.99			9.10	113.09	291.78	
2022*	10062	1203	29		HARPER, GEORGE B JR & MARY E	661.02		0.00				0.00	661.02	
2022*	10070	1203	29	QFARM	HARPER, GEORGE B JR & MARY E	448.96		0.00				0.00	448.96	
2022	19403	1203	29.03	QFARM	HARPER, GEORGE B & MARY E	0.71		0.00				0.00	0.71	
2022	19410	1203	29.04	QFARM	HARPER, GEORGE B & MARY E	2.13		0.00				0.00	2.13	
2022*	19428	1203	29.05	QFARM	HARPER, GEORGE B & MARY E	1.42		0.00				0.00	1.42	
2022	10111	1203	30	QFARM	ORRICO, ARLENE & PETRONACI, THOMAS	9.93		9.91			0.14	10.05	0.02	
2022*	11676	1602	13		LIVOTI, CONCETTA C/O J LIVOTI	909.97		336.31			26.39	362.70	573.66	
2022*	12060	1602	52		REHE BUILDERS, LLC	836.92		836.48			15.86	852.34	0.44	
2022*	12310	1603	5		BEERS, DEAN E & CAROL A	2,058.25		37.24			58.67	95.91	2,021.01	
2022*	12550	1701	2		STOLARZ, MICHAEL J	722.02		9.71			21.30	31.01	712.31	
2022*	13056	1708	6		ZBOYAN, DEAN	1,460.35		1.27			36.50	37.77	1,459.08	
2022	13183	1709	12		SMITH, BERNICE	841.88		0.00	301.62			0.00	540.26	
2022	14910	2301	11.02		MACK, ROBERT L III & AMANDA M	1,388.72		0.00				0.00	1,388.72	
2022*	19604	2402	3.01		HULL, AARON & BONNIE	2,180.24		1,813.10			64.32	1,877.42	367.14	
2022*	19555	2402	3.01	QFARM	HULL, AARON & BONNIE	153.91		0.00			2.02	2.02	153.91	

TOTALS:.....	27,554.25	0.00
GRAND TOTAL:.....	27,554.25	
ADJ INC IN GRAND.	301.62	
PEN INC IN GRAND.	0.00	
# ITEMS:.....	36	0
TOTAL ITEMS:.....	36	

TOTALS:.....	27,554.25	0.00
GRAND TOTAL:.....	27,554.25	
ADJ INC IN GRAND.	301.62	
PEN INC IN GRAND.	0.00	
# ITEMS:.....	36	0
TOTAL ITEMS:.....	36	