

98

~~Building~~
~~Fire~~

Taylor O'Brien

From: Deborah Karlsson
Sent: Tuesday, January 31, 2023 1:49 PM
To: Allison Saabye; Taylor O'Brien
Subject: FW: [External]OPRA request - Requesting Certificate of Occupancy for 411 Hackensack Avenue Suite 200 Hackensack, New Jersey 07601

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

From: LicensePro USA LLC <opra+request-39769-7cda8225@requests.opramachine.com>
Sent: Tuesday, January 31, 2023 1:46 PM
To: Deborah Karlsson <dkarlsson@hackensack.org>
Subject: [External]OPRA request - Requesting Certificate of Occupancy for 411 Hackensack Avenue Suite 200 Hackensack, New Jersey 07601

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:

Current Certificate of Occupancy on record with the city for 411 Hackensack Avenue Suite 200 Hackensack, New Jersey 07601. I confirm this is a Regus Site and no construction is being done. We are merely renting the suite from Regus and need to provide the certificate of occupancy to the NJ Department of Health.

Yours faithfully,

Luiza Amram
Project Manager
LicensePro USA LLC

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-39769-7cda8225@requests.opramachine.com

Is dkarlsson@hackensack.org the wrong address for OPRA requests to Hackensack City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=hackensack_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/requesting_certificate_of_occupa

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

me 2/9/23



DEBORAH KARLSSON, RMC
CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

DATE: February 8, 2023

TO: Luiza Amram

The City of Hackensack ("City") records custodian received your Open Public Records Act ("OPRA") request on January 31, 2023. As such, the seven business day deadline to respond to your request is February 9, 2023. This response is therefore being timely submitted in accordance with New Jersey law. See N.J.S.A. 47:1A-5.

RECORDS RESPONSE: All responsive records found pertaining to 411 Hackensack Avenue, Suite 200.

Certificate of Occupancy has been provided.

Your OPRA request is now deemed answered and closed.

Thank you for your attention to this matter.

Date: February 8, 2023

City Clerk: Deborah Karlsson, RMC



CONSTRUCTION PERMIT

Date Issued
Permit #

IDENTIFICATION Block 512.01 Lot 6 Qualification Code
Work Site Location 411 HACKENSACK AVE., STE 200, #242
HACKENSACK CITY, NJ 07601
Owner in Fee JPMCC2004 NEWMARK KNIGHT AND FRANK
Address 401 HACKENSACK AVE. LOWER LOBBY
HACKENSACK NJ 07601
Tel. (014) 14570767
Contractor FACILITY MANAGEMENT GROUP
Address 400 HACKENSACK AVE., SUITE 200
HACKENSACK, NJ, 07601
Tel. (019) 19518044
Lic. No. or Bldrs. Reg. No.

Is hereby granted permission to perform the following work:

[X] BUILDING [X] PLUMBING [] LEAD HAZARD ABATEMENT
[X] ELECTRICAL [X] FIRE PROTECTION [] DEMOLITION
[] ELEVATOR DEVICES [] ASBESTOS ABATEMENT [] OTHER
(Subchapter 8 only)

DESCRIPTION OF WORK:

(NEW BUSINESS) CHANGE IN TENANT AND/OR OCCUPANCY, FACILITY MANAGEMENT GROUP, SUITE 200, #242

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 0.00

PAYMENTS (Office Use Only)

Building	\$0.00
Electrical	\$0.00
Plumbing	\$0.00
Fire Protection	\$0.00
Elevator Devices	\$0.00
Other	\$0.00
DCA State Permit Fee	\$0.00
Cert. of Occupancy	\$100.00
Other	
Total	\$0.00

Construction Official

Date



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 411 HACKENSACK AVE., STE 200, #242

2. Name of Owner in Fee: JPMCC2004 NEWMARK KNIGHT AND FRANK

Tel. (201) 457-0767 e-mail

Address 401 HACKENSACK AVE, LOWER LOBBY, HACKENSACK NJ 07601

3. Ownership in Fee: Public Private ☒ zip code

4. Principal Contractor: FACILITY MANAGEMENT GROUP Tel. (201) 951-8044

Address 400 HACKENSACK AVE., SUITE 200 e-mail

HACKENSACK, NJ, 07601

License No. OR, if new home, Builder Reg. No. Exp. Date

Home Improvement Contractor Registration No. or Exemption Reason

Federal Emp. ID No. FAX:

5. Architect or Engineer Contact

Address e-mail

Tel. FAX:

SHAMEKA CARTER

6. Responsible Person in Charge once Work has Begun FAX:

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories 0

2. Height of Structure 0 ft.

3. Area — Largest Floor 0 sq. ft.

4. New Building Area 0 sq. ft.

5. Volume of New Structure 0 cu. ft.

6. Max. Live Load 0

7. Max. Occupancy Load 0

8. If Industrialized Building: State Approved HUD 0 sq. ft.

9. Total Land Area Disturbed 0 sq. ft.

10. Flood Hazard Zone

11. Base Flood Elevation 0 ft.

12. Wetlands yes no

(office use only)

IIa. PROPOSED WORK

☐ Minor Work

☒ Repair

☐ Asbestos Abat. -Subch. 8

☐ New Building

☐ Addition

☐ Demolition

☐ Alteration

☐ Renovation

☐ Reconstruction

☐ Lead Hazard Abatement

☐ Radon Remediation

☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

☒ Building

☒ Electrical

☒ Plumbing

☒ Fire Protection

☐ Elevator

Est. Cost

\$0.00

\$0.00

\$0.00

\$0.00

Plans Rec'd by

Date Rec'd

Rejection Date

Approval Date

Re-viewer

Resubmission Dates

Rejection

Re-viewer

III. PLAN REVIEW

(optional)

DO YOU WANT:

1. ☐ Partial Releases

2. ☐ Prototype Processing

TOTAL COST

\$0.00

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/

2. ☐ High Pressure Boilers

3. ☐ Pressure Vessels

4. ☐ Refrigeration Systems

5. ☐ Cross-Connections/Backflow Preventers

6. ☐ Hazardous Uses/Places of Assembly

7. ☐ Sprinklers/Standpipes

8. ☐ Smoke Control Systems in Open Wells

9. ☐ Underground Storage Tanks

10. ☐ Swimming Pools, Spas and Hot Tubs

11. ☐ LPG Gas Tanks

12. ☐ Fire Alarm

V. FEE SUMMARY (for office use only)

1. Building \$0.00

2. Electrical \$0.00

3. Plumbing \$0.00

4. Fire Protection \$0.00

5. Elevator Devices \$0.00

6. Subtotal \$0.00

7. Less 20% for State Plan Review \$0.00

8. Subtotal \$0.00

9. State Permit Surcharge Fee \$0.00

10. Subtotal \$100.00

11. Cert. of Occupancy \$0.00

12. Other \$0.00

13. TOTAL \$0.00

Update

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed:

3. Change in Use Group, Indicate Present:

4. No. of dwelling units: Total Units Income-restricted

Gained, Sale 0 0

Gained, Rental 0 0

Lost, Sale 0 0

Lost, Rental 0 0

B. NON-RESIDENTIAL (primary use)

1. State Specific Use:

2. Use Group, Proposed: B

3. Change in Use Group, Indicate Present:

C. MIXED USE -List secondary use(s):

D. Construct. Classification Present Proposed