

CITY OF ELIZABETH

CITY CLERK'S OFFICE

50 WINFIELD SCOTT PLAZA

ELIZABETH, N.J. 07201

October 18, 2021

Email: opra+request-26448-4e26604a@requests.opramachine.com

Mr. Keith Goodwin

**RE: 136 JEFFERSON AVE
138 JEFFERSON AVE
140 JEFFERSON AVE
OPRA # 1222**

Dear Ms. Guillen,

Pursuant to your OPRA request dated October 13, 2021, attached please find the records for the properties located on Jefferson Ave.

Should you have any questions with regards to this matter, please feel free to contact me at (908) 820-4130.

Very truly yours,

Grace Sequeira

Grace Sequeira
City Clerk's Office

OPRA request - Requesting Property Records

Keith Goodwin <opra+request-26448-4e26604a@requests.opramachine.com>

Thu 10/14/2021 11:28 PM

To: Yolanda M. Roberts <yroberts@elizabethnj.org>

*** CAUTION ***

This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. Suspicious? Forward the message to spamreport@elizabethnj.org <<mailto:spamreport@elizabethnj.org>>

Dear Elizabeth 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:

Please provide us with the any and all previously issued Certificate of Occupancy, Certificate of Continued Occupancy, and or Surveys that have been issued for the below 3 properties:

136 Jefferson Ave Elizabeth, NJ, 07201 Block: 9 Lot: 791

138 Jefferson Ave Elizabeth, NJ, 07201 Block: 9 Lot: 792

140 Jefferson Ave Elizabeth, NJ, 07201 Block: 9 Lot: 793

RECEIVED

Yours faithfully,

OCT 16 2021

Keith Goodwin

CITY CLERK: J. F. FIORI

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-26448-4e26604a@requests.opramachine.com

Is yroberts@elizabethnj.org the wrong address for OPRA requests to Elizabeth City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=elizabeth_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_property_records

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.

**INTEROFFICE MEMORANDUM
CITY OF ELIZABETH
50 WINFIELD SCOTT PLAZA
ELIZABETH, NJ 07201**

TO: GRACE SEQUIERA, MUNICIPAL DEPUTY CLERK
FROM: ENRICO EMMA, TAX ASSESSOR
SUBJECT: REQUEST FOR GOVERNMENT RECORDS
BLOCK: 9 LOT: 791, 792 & 793
136-140 JEFFERSON AVENUE
DATE: OCTOBER 15, 2021
CC: ANTHONY ZENGARO, CFO (W/O ENCLOSURE)

ENCLOSED IS THE INFORMATION YOU REQUESTED IN YOUR
MEMORANDUM DATED **OCTOBER 15, 2021** (ENCLOSED FOR YOUR REFERENCE)
ON THE SUBJECT PROPERTY. IF YOU NEED FURTHER INFORMATION, PLEASE
CALL ME.

Add Edit Close Print Previous Next Detail Letter Help

Block: 9

Lot: 391

Qualifier:

Owner: PIZARRO, ELENA

Prop Loc: 136 JEFFERSON AVE

Account Id: 00010261

Tax Bill PIR Form

Restatement Edit

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Owner Street 1: 414 WHEAT SHEAF RD

Street 2:

City/St: ROSELLE, N J

Zip: 07203

Country:

Phone: () -

Email:

Bank Code:

Municipal Lien: ☐ Assignment: ☐ Bankruptcy: ☐ APR 2: ☐

Outside Lien: ☐ Sp Charges: ☐ Install. Plan: ☐

Additional Lot 1:

Additional Lot 2:

Property Class: 4A

Parcel Key:

Unpaid Interest: .000

Vendor:

User Msgs:

Exclude from Tax Sale: ☐

Online Payment Restrictions: None



Block:

Lot:

Qualifier:

Owner:

Prop Loc:

Account Id:

[Tax Bill](#)
[PIR Form](#)

[General](#)
[Assessed Value](#)
[Additional Billing](#)
[Deductions](#)
[Balance](#)
[All Charges](#)
[Add/omit](#)
[Notes](#)

2020

Land Value: Special Tax Codes

Impr Value: 1:

Limited Exemptions

Code Amount 3:

1: 4:

2:

3:

4:

Net Value:

2021

Land Value: Special Tax Codes

Impr Value: 1:

Limited Exemptions

Code Amount 3:

1: 4:

2:

3:

4:

Net Value:

[Print Assessment](#)

Buttons: Add, Edit, Close, Delete, Previous, Next, Detail, Letter, Help

Block: 9

Lot: 751

Qualifier:

Owner: PIZARRO, ELENA

Prop Loc: 136 JEFFERSON AVE

Account Id: 00210261

Tax Bill, PIR Form

Residential

General, Assessed Value, Additional, Billing, Deductions, Balance, All Charges, Add/Onit, Notes

Account Type:

Deed Book: 00304

Building Description: 3 APTS/STORES

Deed Page: 00596

Land Description: 26.15X139X91

Sale Date: 12/28/2018

Acreage: 0000

Sale Price: 1

Zoning:

Bidg Class Code:

Map Num:

Year Constructed: 1890

Num of Owners: 0000

Assessment Code:

Mortgage Account 1:

Historic District:

Mortgage Account 2:

MODIV Account Num:

View Map

WPP Pn: 0776

Direct Withdrawal

Bank Dft:

Account Num:

Type: Prenote

Tax Payer Advocate

Name:

Street 1:

Street 2:

City/St

Zip: 3rd Party Notification

Phone: () -

[Add](#)
[Edit](#)
[Close](#)
[Delete](#)
[Previous](#)
[Next](#)
[Detail](#)
[Letter](#)
[Help](#)

Block:

Lot:

Qualifier:

Owner:

Prop Loc:

Account Id:

[Tax Bill](#)
[PIR Form](#)

Assigned Lot

General
Assessed Value
Additional
Billing
Deductions
Balance
All Charges
Add/Onit
Notes

Owner Street 1:

Street 2:

City/St:

Zip:

Country:

Phone:

Email:

Bank Code:

Municipal Lien: ☐
Assignment: ☐
Bankruptcy: ☐
APR 2: ☐

Outside Lien: ☐
Sp Charges: ☐
Instal. Plan: ☐

Additional Lot 1:

Additional Lot 2:

Property Class:

Parcel Key:

Unpaid Interest:

Vendor:

User Msgs:

Exclude from Tax Sale: ☐

Online Payment Restrictions:



Block: 9
Lot: 792

Owner: PIZARRO, ELENA

Prop Loc: 138 JEFFERSON AVE

Account Id: 00010262

Tax Bill PIR Form

3/20/2020 09:11

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

2020

Land Value: 20,700 Special Tax Codes
Impr Value: 13,800 1: S01
Limited Exemptions
Code Amount
1: 0
2: 0
3: 0
4: 0
Net Value: 34,500

2021

Print Assessments

Land Value: 20,700 Special Tax Codes
Impr Value: 13,800 1: S01
Limited Exemptions
Code Amount
1: 0
2: 0
3: 0
4: 0
Net Value: 34,500

3 Add Edit Close Previous Next Detail Letter Help

Block: 9
Lot: 792

Qualifier:

Owner: PIZARRO, ELENA

Prop Loc: 138 JEFFERSON AVE

Account Id: 00010262

Tax Bill PIR Form

Revised Edit

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Account Type:

Deed Book: 05916

Building Description: 1 FAMILY

Deed Page: 00980

Land Description: 25X138

Sale Date: 06/15/2012

Acreage: .8792

Sale Price: 1

Zoning:

Bldg Class Code:

Map Num:

Year Constructed: 1890

Num of Owners: 0000

Assessment Code:

Mortgage Account 1:

Historic District:

Mortgage Account 2:

MODIV Account Num:

View Map

WIPP Pct: 2713

Direct Withdrawal Bank DFI Account Num: Type: Prenote

Tax Payer Advocate Name: Street 1: Street 2: City/St Zip: 3rd Party Notification: Phone: () -

Block: 9

Lot: 793

Qualifier:

Owner: PIZARRO, ELENA

Prop Loc: 140 JEFFERSON AVE

Account Id: 00010263

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Owner Street 1: 414 WHEATSEAF RD

Additional Lot 1:

Street 2:

Additional Lot 2:

City/St: ROSELLE, N J

Property Class: 4A

Zip: 07203

Parcel Key:

Country:

Unpaid Interest: .00

Phone: () -

Vendor:

Email:

User Msgs:

Bank Code:

Municipal Lien: ☐ Assignment: ☐ Bankruptcy: ☐ APR 2: ☐

Exclude from Tax Sale: ☐

Outside Lien: ☐ Sp Charges: ☐ Install Plan: ☐

Online Payment Restrictions: None



Block: 9
 Lot: 793

Owner: PIZARRO, ELENA

Prop Loc: 140 JEFFERSON AVE

Account Id: 00010263

General
 Assessed Value
 Additional
 Billing
 Deductions
 Balance
 All Charges
 Add/Omit
 Notes

2020

Land Value: 17,400
 Impr Value: 12,400
 Special Tax Codes
 1: S01
 Limited Exemptions
 Code Amount
 1: 0
 2: 0
 3: 0
 4: 0
 Net Value: 29,800

2021

Land Value: 17,400
 Impr Value: 12,400
 Special Tax Codes
 1: S01
 Limited Exemptions
 Code Amount
 1: 0
 2: 0
 3: 0
 4: 0
 Net Value: 29,800

Block: 9
Lot: 793

Owner: PIZARRO, ELENA

Prop Loc: 148 JEFFERSON AVE

Account Id: 00010263

General Assessed Value Additional Billing Deductions Balance All Charges Add/Grnt Notes

Account Type:

Deed Book: 05510

Building Description: APARTMENT/OFFICE

Deed Page: 00384

Land Description: 25X96

Sale Date: 06/15/2012

Acreage: .0517

Sale Price: 1

Zoning:

Bldg Class Code:

Map Num:

Year Constructed: 1870

Num of Owners: 00006

Assessment Code:

Historic District:

Mortgage Account 1:

Street 1:

Mortgage Account 2:

Street 2:

MODIV Account Num:

City/St:

WIPP Pin: 0209

Zip: 3rd Party Notification



Direct Withdrawal
Bank Dft
Account Num
Type
* Prenote

Tax Payer Advocate
Name
Street 1
Street 2
City/St
Zip
Phone

9 136 JEFFERSON AVE
791 4A 26 15X139X91

Address

BLDG. DES. (13)	CLASS (11)

~~TERRAINE REALTY CO~~
11000 9000 20000

Pizarro, Erica - ELENA
Pizarro, ERICO
Pizarro, ELENA

[illegible][illegible]

APPEAL DATA				LAND VALUE COMPUTATIONS & SUMMARY							
		19	76	19	19	CLASSIFICATION	No. of Acres	Rate	Total	% Depr.	Total
Appeal	Granted					Building Site					
	Denied										
Value Change	Land										
	Building										
	County										
	State										
REMARKS: VARIANCE SUB-DIVISION											
QUALIFIED FARM 3B											

[illegible]

LAND RECORD		TOPOGRAPHY (34)		ZONING (35)		Total Value Land		Total Value Buildings		Total Value Land and Buildings	
UTILITIES (32) ☐ 1 SEWERS ☐ 3 GAS ☐ 5 WELL ☐ 2 CITY WATER ☐ 4 ELECTRICITY ☐ 6 SEPTIC TANK			STREETS (33) ☐ 1 PAVED ☐ 3 DIRT ☐ 5 SIDEWALKS ☐ 2 GRAVEL ☐ 4 NO STREETS ☐ 6 CURBS			☐ 1 LEVEL ☐ 3 LOW ☐ 5 SWAMP ☐ 2 HILLY ☐ 4 SWAMP		ZONING (35) ☐ 1 RESIDENTIAL ☐ 3 INDUSTRIAL ☐ 2 COMMERCIAL ☐ 4 AGRICULTURAL		12-0-0 0-0-1 16,200 38,200	

DIZARRO, Elena

T.M. Page 601 Block A

Address

Date	Price
11/11/11	11.11
11/12/11	11.12
11/13/11	11.13
11/14/11	11.14
11/15/11	11.15
11/16/11	11.16
11/17/11	11.17
11/18/11	11.18
11/19/11	11.19
11/20/11	11.20
11/21/11	11.21
11/22/11	11.22
11/23/11	11.23
11/24/11	11.24
11/25/11	11.25
11/26/11	11.26
11/27/11	11.27
11/28/11	11.28
11/29/11	11.29
11/30/11	11.30

BLDG. DES. (13)	CLASS (11)

[illegible][illegible][illegible]

LAND VALUE COMPUTATIONS & SUMMARY						
CLASSIFICATION	No. of Acres	Rate	Total	% Depn.	Total	
Building Site						
QUALIFIED FARM 3B						

ASSOCIATED SURVEYS

UTILITIES (32)

☐ 1 SEWERS	☐ 3 GAS	☐ 5 WELL
☐ 2 CITY WATER	☐ 4 ELECTRICITY	☐ 6 SEPTIC TANK

STREETS (33)

☐ 1 PAVED	☐ 3 DIRT	☐ 5 SIDEWALKS
☐ 2 GRAVEL	☐ 4 NO STREETS	☐ 6 CURBS

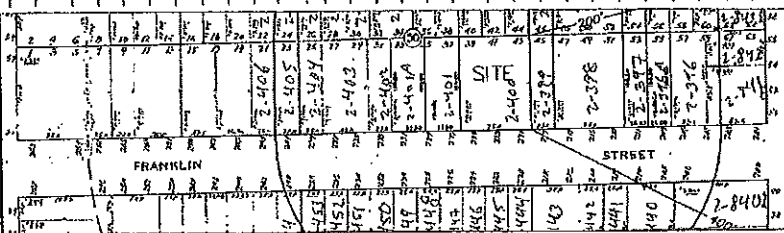
TOPOGRAPHY (34)

☐ 1 LEVEL ☐ 3 LOW ☐ 1 RESIDENTIAL ☐ 3 INDUSTRIAL

☐ 2 HILLY ☐ 4 SWAMP ☐ 2 COMMERCIAL ☐ 4 AGRICULTURAL

0-3

Total Value Cont.	117800
Total Value Buildings	12400
Total Value Land and Buildings	29800



INSPECTION VERIFICATION

Full Signature Requested

Mark S. ...

OCCUPANCY		CONSTRUCTION		Site	Area	Class	Age	Remod.	Cond.	Rent. Value	Part. Dep.	Phys. Value	Cost	Sound Value
Gar. Station	✓	✓	✓	10.6	15.3					47794	40	19118	65	12400
Office	✓	✓	✓											
Store	✓	✓	✓											
Admission	✓	✓	✓											
Garage	✓	✓	✓											

Notes: ...

RENTAL CAPITALIZATION

Gross Annual Income

Effective Gross Income

Exp. Expense Items

Land

Heating

Water

Electricity

Janitor

Management

Total Est. Expenses

Net Income to Bldg.

Cap. Rate

Estimated Bldg. Value

CONDITION

Roof

Foundation

Exterior Walls

Interior Walls

Floors

Stairs

Windows

Doors

Plumbing

Electrical

HVAC

Other

CONCRETE

Foundation

Exterior Walls

Interior Walls

Floors

Stairs

Windows

Doors

Plumbing

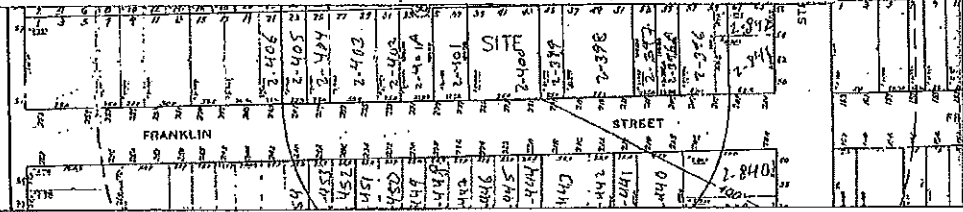
Electrical

HVAC

Other

REPLACEMENT VALUE

47794



ASSOCIATED SURVEYS

DONE!
10/18/21 R



CITY OF ELIZABETH BUREAU OF CONSTRUCTION

INTEROFFICE MEMORANDUM

OCTOBER 18, 2021

TO: Grace Sequeira, City Clerk

FROM: Victoria A Rivera, Bureau of Construction

SUBJECT: Request for Government Records

RE: 136 Jefferson Avenue
138 Jefferson Avenue
140 Jefferson Avenue

OCT 18 2021

We did a thorough review of our current records and we were **able** to locate requested documents under the above-mentioned property. Attached are copies. If you have any questions or concerns, please contact us at (908)820-4084.

Thank you.



CERTIFICATE

CERT. NO.	10673
DATE ISSUED	7/11/85
Block	Lot
Subdivision	

IDENTIFICATION

Owner _____	Agent <u>Michael Green</u>
Address _____	Address <u>151 Jefferson Ave</u>
	<u>Elizabeth N.J.</u>
Tel. (____) _____	Tel. (____) _____
Work Site Address <u>138 Jefferson Ave</u>	Lic. No. _____
<u>Elizabeth N.J.</u>	Federal Emp. No. _____

PAYMENTS

Fees Remitted	\$ _____
☐ Check No. _____	
☐ Cash _____	
☐ Other _____	
Collected By: _____	
Date: _____	

CERTIFICATE OF OCCUPANCY/APPROVAL

A. ☐ CERTIFICATE OF OCCUPANCY

☐ CERTIFICATE OF APPROVAL

This serves notice that said building, structure, or equipment has been constructed or installed in accordance with the New Jersey Uniform Construction Code, and is approved for use and/or occupancy.

B. ☒ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

C. ☐ TEMPORARY CERTIFICATE OF OCCUPANCY

If this is a Temporary Certificate of Occupancy the following conditions must be met no later than _____, 19____ or the owner will be subject to a fine or order to vacate:

D. DESCRIPTION OF WORK:

One family resale.

USE GROUP _____	FIRE GRADING _____
MAXIMUM LIVE LOAD _____	MAXIMUM OCCUPANCY LOAD _____
SPECIFIC USE _____	



FINAL COST OF CONSTRUCTION: \$ _____

Anthony Anthony Lugaresi (M.C.)
CONSTRUCTION OFFICIAL

CITY OF ELIZABETH
Department of Health, Welfare and Housing
Division of Inspections
Bureau of Housing and Inspections
City Hall, Elizabeth, New Jersey



APPLICATION FOR CERTIFICATE

PERMIT NO. 10673
DATE ISSUED 7/11/81
Block _____ Lot _____
Subdivision _____
Notice No. _____

IDENTIFICATION

OWNER:

Name M. Hyman
Address 151 Jefferson Ave
Town/State/Zip _____

CONSTRUCTION LOCATION:

Address 138 - Jefferson Ave
Elizabeth
Tel. (____) _____

ACTION

☐ CERTIFICATE OF OCCUPANCY

☐ CERTIFICATE OF APPROVAL

☐ CERTIFICATE OF CONTINUED OCCUPANCY

☐ TEMPORARY CERTIFICATE OF OCCUPANCY

USE GROUP: _____ Previous _____ Current

FINAL COST OF CONSTRUCTION: \$ _____

(Include value of any new structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans filed with the construction permit. Use space below to describe any deviations from approved plans:

Picks up!

O.K.

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

one family

3 P.M.

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and Regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____

☐ Owner
☐ Agent

OWNER/AGENT



CERTIFICATE

CERT. NO.	10674
DATE ISSUED	7/11/95
Block	Lot
Subdivision	

IDENTIFICATION

Owner _____	Agent <u>Michael Green</u>
Address _____	Address <u>151 Jefferson Ave</u>
	<u>Elizabeth N.J.</u>
Tel. (____) _____	Tel. (____) _____
Work Site Address <u>140 Jefferson Ave</u>	Lic. No. _____
<u>Elizabeth N.J.</u>	Federal Emp. No. _____

PAYMENTS

Fees Remitted	\$ _____
☐ Check No.	_____
☐ Cash	_____
☐ Other	_____
Collected By:	_____
Date:	_____

CERTIFICATE OF OCCUPANCY/APPROVAL

- A. ☐ CERTIFICATE OF OCCUPANCY ☐ CERTIFICATE OF APPROVAL

This serves notice that said building, structure, or equipment has been constructed or installed in accordance with the New Jersey Uniform Construction Code, and is approved for use and/or occupancy.

- B. ☒ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

- C. ☐ TEMPORARY CERTIFICATE OF OCCUPANCY

If this is a Temporary Certificate of Occupancy the following conditions must be met no later than _____, 19____ or the owner will be subject to a fine or order to vacate:

D. DESCRIPTION OF WORK:

One office & one apartment resale.

USE GROUP _____	FIRE GRADING _____
MAXIMUM LIVE LOAD _____	MAXIMUM OCCUPANCY LOAD _____
SPECIFIC USE _____	



FINAL COST OF CONSTRUCTION: \$ _____

Anthony Supina (m.c.)
CONSTRUCTION OFFICIAL

CITY OF ELIZABETH
Department of Health, Welfare and Housing
Division of Inspections
Bureau of Housing and Inspections
City Hall, Elizabeth, New Jersey



APPLICATION FOR CERTIFICATE

PERMIT NO. 10674
DATE ISSUED 7/11/85
Block _____ Lot _____
Subdivision _____
Notice No. _____

IDENTIFICATION

OWNER:

Name M. Green
Address 151 Jefferson Ave
Town/State/Zip Elizabeth, NJ

CONSTRUCTION LOCATION:

Address 140 Jefferson Ave
Elizabeth
Tel. (____) _____

ACTION

☐ CERTIFICATE OF OCCUPANCY

☐ CERTIFICATE OF APPROVAL

☐ CERTIFICATE OF CONTINUED OCCUPANCY

☐ TEMPORARY CERTIFICATE OF OCCUPANCY

USE GROUP: _____ Previous _____ Current

FINAL COST OF CONSTRUCTION: \$ _____

(Include value of any new structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans filed with the construction permit. Use space below to describe any deviations from approved plans:

Pickup!!!

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

1 office 1 apt.

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and Regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: _____

☐ Owner
☐ Agent

OWNER/AGENT

3 P.M.