

Office of the City Clerk



JACQUELINE MURRAY
Acting City Clerk

CITY HALL - 3RD FLOOR
155 MARKET STREET
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1310
FAX: (973) 321-1311

July 9, 2024

mls@stellaripl.com

Mr. Peter Watson
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751

FILE NO: CA24:1335 A & B

Dear Mr. Watson:

Enclosed please find partial response to your request for information from the City of Paterson under the Open Public Records Act (OPRA).

The Division of Revenue/Collection has advised that all requests for lien information must be sent to atorres@patersonnj.gov.

The Construction Office has not responded to your OPRA request. As soon as a response is received, I will further communicate with you.

If you have additional questions, please submit a new OPRA request.

Sincerely,

Jacqueline Murray

JACQUELINE MURRAY
ACTING CITY CLERK

/th

Encs.

**CITY OF PATERSON
OPEN PUBLIC RECORDS ACT REQUEST FORM**

City of Paterson



New Jersey

CA24:1335A

OFFICE OF THE CITY CLERK
CITY HALL, 3RD FLOOR
155 MARKET STREET
PATERSON, NJ 07505

PHONE: 973-321-1310 FAX: 973-321-1311

SONIA L. GORDON, ACTING CITY CLERK
Agency Custodian

City of Paterson



New Jersey

Due Date: 7/31/2024

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information – Please Print

First Name Peter MI _____ Last Name Watson

E-mail Address MLS@stellarip.com

Mailing Address 2605 Maitland Center Parkway, Suite C

City Maitland State FL Zip 32751

Telephone (302) 261-9069 FAX 407- 210-3113

Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail X

If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature Pwatson Date 06/25/2024

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash _____ Check _____ Money Order _____

Fees: Letter size pages - \$0.05 per page
Legal size pages - \$0.07 per page
Other materials (CD, DVD, etc) – actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 237-239 LIBERTY ST, PATERSON NJ 07522
Block/Lot/Qual: 1404. 28.
Owner: BATTAL, MOHAMED T

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

AGENCY USE ONLY

DEPARTMENTS

- { } Business Administration
- { } Finance
- { } Public Works
- { } Law
- { } Health & Human Services
- { } Community Development
- { } Police

AGENCY USE ONLY

DEPARTMENTS

- { } Museum
- { } Library
- { } Fire
- { } Office of the City Clerk
- { } Office of the Mayor
- { } Office of City Council

AGENCY USE ONLY

FILE #: _____

Block: 1404 Bldg: 2 F Lot: 28 Lot: 50X100 Addl: Addl: Owners Name: Street Address: City & State: Property Loc: 237-239 LIBERTY ST

Land: 56,300 Exemption Code: 406,500 Value: 462,800 Net Taxable Value: 462,800

Class: 2 PATERSON SALE HISTORY

Date	Description	Amount	Compl	Mos	Added
2024		56,300			462,800
2023		56,300			462,800
2022		56,300			462,800

UNIT METHOD: 5000 SF RATE: 4.75 SITE: 32500 NC:100 56,250

LAND CALCULATIONS

Map	Neigh	Util
2080	205	YES
2080	205	PAVED
2080	205	LEVEL

RESIDENTIAL COST APPROACH

BASEMENT	2080 = 21985
BASEMENT FIN	1560 = 22220
FIRST STORY	2080 = 166860
UPPER STORY	2080 = 105994
HOT WATER/RAD	6253 = 23511
AC SEPARATE DIJ	4560 = 11491
3 FIXTURE BATH	5 - 4 = 2595
FIN ATTIC	1066 = 10388
OPEN PORCH	48 = 961
DECK	64 = 528

PHYSICAL DEPR: 35.00% ECONOMIC DEPR: 0.00% BASE COST: 366,533

FUNCTIONAL DEPR: 0.00% CCF: 1.29 MAIN BLDG: 405,454

Land	56,300	Impr	406,500	Total	462,800
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Year Built	Type/Use
99 Y	4 FAMILY
45	COLONIAL
RC	VINYL SIDING
AVERAGE	GABLE
AVERAGE	ASPHALT SHINGLE
TWO STORY	CONC/CIND BLK
	Fndtn Const:

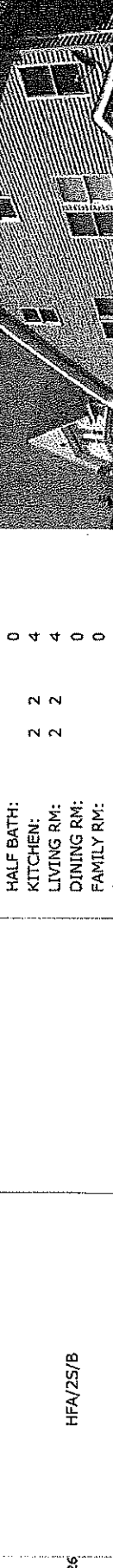
Room Count	B	1	2	3	T
BEDROOMS:	4	4	8		
FULL BATH:	1	2	5		
HALF BATH:			0		
KITCHEN:	2	2	4		
LIVING RM:	2	2	4		
DINING RM:			0		
FAMILY RM:			0		
OTHER:	1	2	3		
Condition	Modern	Avg	Old		
KITCHEN:	4				
BATH:	5				

Insp	Id	Reason	By	Results
06/13/18	RC			

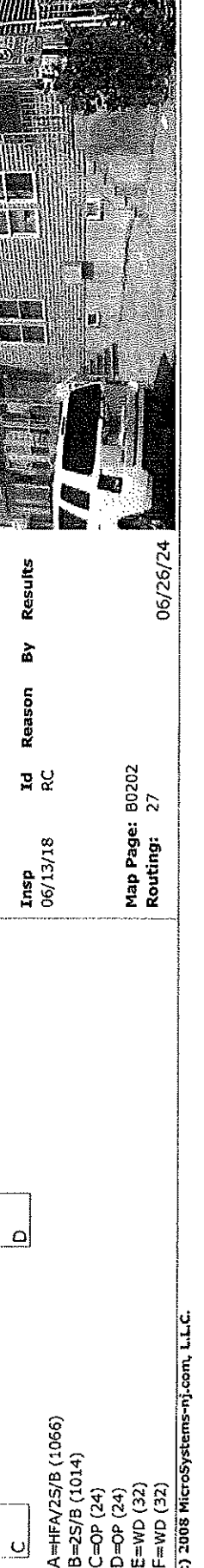
Map Page: B0202 Routing: 27

06/26/24

LI-INTRO LETTER MAILED (PRIOR INSP INFO/NOTES: E8/6/14L, - BACK & DEPTH ESTIMATE D-GATE LOCKED), 2018 NOTES: FENCED BACK.



PHOTO



BLQ: 1404. 28.
Owner Name: BATTAL, MOHAMED T

Tax Year: 2023 to 2024
Property Location: 237-239 LIBERTY ST

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,370.80	5,370.79	5,775.75	6,173.74	22,691.08
Payments:	5,370.80	5,370.79	5,775.75	6,173.74	22,691.08
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
								22,691.08		22,691.08
01/30/23	1	Payment	001		CK	55864	530 WELL	5,370.80	0.00	17,320.28
		Description								
										Original Billed
										wire
04/27/23	2	Payment	001		CK	56644	936 WELL1	5,370.79	0.00	11,949.49
07/14/23	3	Payment	001		CK	57423	664 WELL	5,775.75	0.00	6,173.74
11/21/23	4	Payment	001		CK	58622	199 WELLS	6,173.74	0.00	0.00

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,672.77	5,672.77	0.00	0.00	11,345.54
Payments:	5,672.77	5,672.77	0.00	0.00	11,345.54
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
								11,345.54		11,345.54
										Original Billed
02/07/24	1	Payment	001		CK	59305	34 WELL	5,672.77	0.00	5,672.77
05/07/24	2	Payment	001	wire	CK	60090	2529 CORE	5,672.77	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

DIVISION OF COMMUNITY AFFAIRS
BUREAU OF INSPECTIONS
Municipal Complex - 111 Broadway
(973) 321-1232

Ward:
Area:

Date: 08/23/16
To: BATTAL, MOHAMED T
207 PIAGET AVENUE
CLIFTON, NJ 07011

Notice: V6-02172
Property Location:
237-239 LIBERTY ST
Block/Lot/Qual: 1404. 28.

NOTICE OF VIOLATION(S)

The Housing/Property Maintenance Code of the City of Paterson requires all buildings be maintained in a safe and sanitary condition, as per Chapter 271.

Upon inspection, we find the reference property in violation and hereby notify you to correct all violations listed below by 09/16/16.

Phone 973-321-1232
8:30 - 9:30 AM
4:00 - 4:30 PM

Very truly yours,
DAVID B. GILMORE, PHM, DIRECTOR
BUREAU OF INSPECTIONS

ORDINANCE DESCRIPTION

271-26.A Clean or remove rubbish or garbage

271-27.A3 Repair defective roofs, leaders, gutters, and downspouts.

ACTIONS REQUIRED

271-26A Clean or remove rubbish or garbage from ENTIRE PROPERTY.

271-27A(3) Repair defective roofs, leaders, gutters, and downspouts. GUTTERS NEED REPAIR AT REAR.

sent to court
sent tickets..

COURT DATE 11/07/16
TICKET NUM SC-118028, 118029
COURT RESOLUTION GUILTY 100+33
KR

YOU MAY APPEAL THIS NOTICE OF VIOLATIONS OR ANY PORTION THEREOF BEFORE HOUSING APPEALS PURSUANT TO THE HOUSING PROPERTY MAINTENANCE CODE, SECTION 271-19.

****PERMITS MAY BE REQUIRED FOR SOME REPAIRS. FOR MORE INFORMATION CALL THE ABOVE NUMBER.****

Juan Jimenez
Housing & Zoning Inspector
(973)321-1232 Ext: 2528
jjimenez@patersonnj.gov



Paterson Fire Department
 300 McBride Ave
 Paterson, NJ 07501
 Phone: (973) 321-1400
 pfd@patersonnj.gov

To: Mohamed Battal
 207 Piaget Ave
 Clifton, NJ 07011

System ID#: 8411
 State Reg#: M1608-06456-001
 Local ID: 20092108

Statement Fees and Penalties Due

Municipality: Paterson City
 Premises: Multiple Dwelling
 237 Liberty St
 Paterson, NJ 07501
 LHU Classification: 4
 Use Group: None

Date Issued: 06/27/24

Total Amount Due: \$1,919.00

As of this date, fees and/or penalties are due for the above referenced property. The fees and /or penalties now due are:

Invoice#	Fee Type	Description	Date Invoiced	Original Amount	Amount Waived	Amount Due	Original Due Date
14-003860	Registration	Registration for the year 2014	01/31/14	\$190.00	\$0.00	\$190.00	03/15/14
22-004645	Registration	Registration for the year 2022	01/01/22	\$190.00	\$0.00	\$190.00	01/31/22
23-004753	Registration	Registration for the year 2023	01/01/23	\$190.00	\$0.00	\$190.00	01/31/23
24-004779	Registration	Registration for the year 2024	01/01/24	\$209.00	\$0.00	\$209.00	01/31/24
14-012917	Registration	Registration for the year 2015	01/01/15	\$190.00	\$0.00	\$190.00	01/31/15
16-004129	Registration	Registration for the year 2016	01/01/16	\$190.00	\$0.00	\$190.00	01/31/16
17-004062	Registration	Registration for the year 2017	01/01/17	\$190.00	\$0.00	\$190.00	01/31/17
18-004396	Registration	Registration for the year 2018	01/01/18	\$190.00	\$0.00	\$190.00	01/31/18
19-004379	Registration	Registration for the year 2019	01/01/19	\$190.00	\$0.00	\$190.00	01/31/19
20-004526	Registration	Registration for the year 2020	01/01/20	\$190.00	\$0.00	\$190.00	01/31/20

TOTAL AMOUNT DUE: \$1,919.00



Paterson Fire Department
300 McBride Ave
Paterson, NJ 07501
Phone: (973) 321-1400
pfd@patersonnj.gov

TAKE NOTICE THAT, Pursuant to N.J.A.C. 5:70-2.12, penalty assessments can be compromised or settled only if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the subject violation continues to exist.

If you do not understand this invoice, need assistance, or desire further information, please call the Paterson Fire Department at 9733211400.

MAKE CHECK PAYABLE TO: City of Paterson
Bureau of Fire Prevention
300 McBride Ave
Paterson, NJ 07501
Phone: (973) 321-1400
pfd@patersonnj.gov

By: 

Herbert H. Eggers III, Captain/Fire Official



Paterson Fire Department
 300 McBride Ave
 Paterson, NJ 07501
 Phone: (973) 321-1400
 pfd@patersonnj.gov

SystemID#: 8411
 Local ID: 20092108
 State Reg#: M1608-06456-001

To: Mohamed Battal
 207 Piaget Ave
 Clifton, NJ 07011

**NOTICE OF VIOLATIONS
 and
 ORDER TO CORRECT**

Municipality: Paterson City
 Inspected on: April 05, 2022
 Inspected by: Joseph Pagnozzi
 Premises: Multiple Dwelling
 237 Liberty St
 Paterson, NJ 07501

Inspection Type: Request or Complaint
 LHU Classification: 4
 Use Group: None

BUILDING OWNER

AGENT

TENANT/OPERATOR

Mohamed Battal
 207 Piaget Ave
 Clifton, NJ 07011

YOU ARE HEREBY NOTIFIED THAT an inspection by the Bureau of Fire Prevention disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s).

YOU ARE HEREBY ORDERED by the FIRE OFFICIAL to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a re-inspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information, please call the Bureau of Fire Prevention at (973)321-1414

By:

Herbert H. Eggers III, Captain/Fire Official

Signature of Owner or Representative

Printed Name of Owner or Representative

Date

APPEALS RIGHTS-EXTENSIONS: See the attached page of information concerning your administrative appeal rights, authorized penalties and the procedure for requesting an extension of time in which to correct violations.

Violations

Premises: Multiple Dwelling
 Address: 237 Liberty St
 Paterson, NJ 07501

Local ID: 20092108
 State Reg#: M1608-06456-001
 SystemID#: 8411

Owner: Mohamed Battal
 Address: 207 Piaget Ave
 Clifton, NJ 07011

The Violations cited on the above premises are as follows:

Number	Description	Floor	Abate By	U/A	U/A	U/A
1	Location: Apt 1 239 liberty Category / Nature: Fire Protection Systems / Single and multiple station smoke detectors shall be maintained and tested in accordance with NFPA 72. Code Section: N.J.A.C. 5:70-3, 907.11 Description: Replace missing hard wired smoke detector.	General	05/03/22			

Key: The numbering of violations is for identification purposes only and shall not be construed as bearing in any way on the seriousness of any violation.

- "U" Unabated - Violation uncorrected
- "A" Abated - Violation corrected
- "W" - Violation is withdrawn
- "R" - Violation is Recommended
- "V" - Void
- "TE" - Time Extension
- *RV* denotes recurring violation.

Premises: Multiple Dwelling
Address: 237 Liberty St
Paterson, NJ 07501

Local ID: 20092108
State Reg#: M1608-06456-001

ADDITIONAL EXPLANATION

Violation#: 1

Single and multiple station smoke detectors shall be maintained and tested in accordance with NFPA 72.

Part III—Building and Equipment Design Features

CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.11 Periodic testing and inspections of single- and multiple-station smoke detectors. All single- and multiple- station smoke detectors shall be maintained, periodically inspected and tested in accordance with NFPA 72 and Sections 907.11.1 and 907.11.2.

907.11.1 Single-station smoke detectors. Tests or inspections in accordance with the manufacturer's instructions shall be conducted at 1-month intervals for other than battery-powered smoke detectors and at 1-week intervals for battery-powered smoke detectors. Exception: The written log of tests as specified in Section 901.6.2 shall not be required in R-3 occupancies.

907.11.2 Battery-operated smoke detectors. Battery-operated smoke detectors in Group R-1 and R-2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

GENERAL

YOU MAY CONTEST THESE ORDERS AT AN ADMINISTRATIVE HEARING. The request for an appeal must be made in WRITING WITHIN 15 calendar days after receipt of this order.

SEND TO:
Passaic County
Construction Board of Appeals
401 Grand Street, Room #214
Paterson, New Jersey 07505

COPY TO:
Paterson Fire Department
Bureau of Fire Prevention
300 McBride Ave
Paterson, New Jersey 07501

The notification of Appeal must include the Appellant's Registration number, the address of the premises involved, the reference numbers of the violation cited, the argument with regard to each and specific code section or other authority the Appellant will rely on in support of his position.

You are advised that the appeal to the Construction Board of Appeals must be accompanied by the fee of \$100.00; payable to the County of Passaic.

Appeals will not be deemed as received until payment fee is made. Note: Fees are waived if appeal is based on the Local Enforcing Agency's failure to act within a required time frame.

EXTENSIONS

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the BUREAU OF FIRE PREVENTION. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary, and the date by which all work will be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d), an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which an extension is applied.

PENALTIES

Violation of the Code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending. Specific penalties are as follows:

- a. Failure to install required protection equipment after having been given written notice of the requirement to do so: A maximum of \$ 2,500 per violation per day.
- b. Failure to abate any violation after having been given notice of the violation: A maximum of \$ 5,000 per violation per day.
- c. Storage of any material in violation of this Code or the conduct of any process in violation of the Code: A maximum of \$ 5,000 per violation per day.
- d. Blocking, locking, or obstructing required exits:
 - i. In a place of public assembly: A maximum of \$ 5,000 per occurrence.
 - ii. In any other place: A maximum of \$ 2,500 per occurrence.
- e. Disabling or vandalizing any fire suppression or alarm device or system.
 - i. In a place of public assembly: A maximum of \$ 5,000 per occurrence.
 - ii. In any other place: A maximum of \$ 1,000 per occurrence.
- f. Failure to obey a Notice of Imminent Hazard and Order to Vacate: A maximum of \$ 5,000 per day for each day that the failure continues.
- g. Failure to obey an Order to Close for a fixed period of time: A Maximum of \$ 5,000 per day that the failure continues.
- h. Obstructing the entry into a premises or interfering with the duty of an authorized inspector: A maximum of \$ 2,500 for each occurrence.
- i. Any willfully false application for a Permit or Registration: A maximum of \$ 1,000.00 for each occurrence.
- j. Any other act or omission prohibited by the Act or the Regulations: A maximum of \$ 5,000 per violation per day.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the matter will be referred to the City of Paterson Legal Department for summary collection pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et. seq.).

NOTICE: If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

CITY OF PATERSON
DEPARTMENT OF HEALTH & HUMAN
SERVICES

Joel D. Ramirez, MBA
Director

DIVISION OF HEALTH
Thakur "Paul" D. Persaud, M.D., M.P.H., PhD
Health Officer



176 BROADWAY
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1277
FAX: (973) 321-1246

MEMORANDUM

DATE: July 1, 2024

TO: *Joel D. Ramirez, MBA
Director of Health & Human Services*

FROM: *Dr. Thakur "Paul" Persaud, Health Officer
Division of Health*

Paul Persaud
RA

RE: *OPRA – Request for Information*

Our Division's programs have conducted the investigation as requested, on

File# CA24: 1335A

- No records were found*
- See attached records found*

Should additional action be necessary, please feel free to contact me.

*TP/kp
Attachments*