

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

City of Paterson



CA24: 13553

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

City of Paterson



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

New Jersey

Due Date: 7/13/2024

SONIA L. GORDON, ACTING CITY CLERK  
Agency Custodian

New Jersey

**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@stellaripl.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   
 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: 197-199 PEARL STREET, PATERSON, NJ 07501  
 Block/Lot/Qual: 4208. 30.  
 Owner: MACK, JEANNA

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: 4208 Bldg: 1 F + 1F Owners Name: [REDACTED] Net Taxable Value  
 Lot: 30 Lot: 50X100 Street Address: [REDACTED] Exemption Code: [REDACTED]  
 Qual: [REDACTED] City & State: [REDACTED] Value: 134,700  
 Card: M Property Loc: 197-199 PEARL ST Class: 2 PATERSON

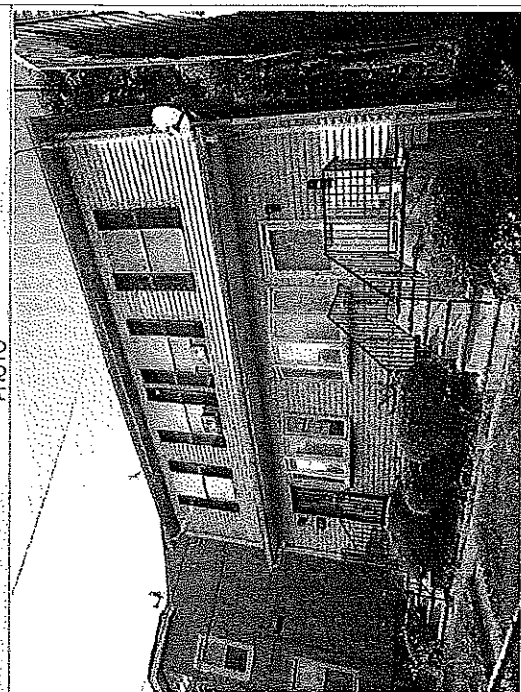
BUILDING PERMITS			ASSESSMENT HISTORY			SALE HISTORY							
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu
					33,750	2024	33,800	100,900	134,700				
						2023	33,800	100,900	134,700				
						2022	33,800	100,900	134,700				

LAND CALCULATIONS  
 UNIT METHOD: UNIT: 5000 SF RATE: 4.75 SITE: 10000 NC:100 33,750  
 RESIDENTIAL COST APPROACH  
 BASEMENT 952 = 10886  
 BASEMENT FIN 714 = 9956  
 FIRST STORY 952 = 53765  
 UPPER STORY 952 = 31075  
 HOT WATER/RAD 1904 = 7388  
 3 FIXTURE BATH 2 - 2 = 0

SKETCH  
 L1-INTRO LETTER MAILED  
 IMPROVEMENT ERRONOUSLY REMOVED, ADVISED HOMEOWNER THERE  
 WOULD BE AN ADDED ASSESSMENT FOR 2019 RSM  
 10.20.21 INSPECTED PROPERTY AFTER COMPLAINT BY HOMEOWNER  
 PROPERTY INCORRECTLY RATED FOR CONDITION WAS AVG S/B  
 FAIR CONDITION, MADE ADJUSTMENT TO CAMA FOR 2022 RSM

SITE INFORMATION  
 Map: [REDACTED] Neigh: 403 Util: YES  
 Zone: S403 VCS: S403 Road: PAVED  
 Acres: 0.115 Auto: Y Topo: LEVEL  
 BLDG INFORMATION  
 Year Built: 2 FAMILY Type/Use:  
 Eff Age: 99 Y Style: COLONIAL  
 Bldg Cla: 43 Ext Siding: VINYL SIDING  
 Num Units: KS Roof Type: GABLE  
 Condition: AVERAGE Roof Matl: ASPHALT SHINGLE  
 Int Cond: AVERAGE Foundation: CONC/CIND BLK  
 AVERAGE Fndtn Const:  
 Story Ht:  
 Row/End:  
 Garage: 1904 Heat Source:  
 Livable Area: 1904

Land: 33,800 Impr: 100,900 Total: 134,700



PHOTO

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

Insp 12/09/17 Id Reason By Results  
 KS

Map Page: F0732  
 Routing: 50  
 06/26/24

BLQ: 4208. 30.  
Owner Name: MACK,JEANNA

Tax Year: 2023 to 2024  
Property Location: 197-199 PEARL ST

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,563.20	1,563.19	1,681.06	1,796.89	6,604.34
Payments:	1,563.20	1,563.19	1,681.06	1,796.89	6,604.34
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
								6,604.34		6,604.34
01/30/23	1	Payment	001		CK	55864	838 WELL	1,563.20	0.00	5,041.14
		Original Billed								
		wire								
04/27/23	2	Payment	001		CK	56644	627 WELL1	1,563.19	0.00	3,477.95
07/14/23	3	Payment	001		CK	57423	315 WELL	1,681.06	0.00	1,796.89
11/21/23	4	Payment	001		CK	58622	563 WELLS	1,796.89	0.00	0.00

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,651.09	1,651.08	0.00	0.00	3,302.17
Payments:	1,651.09	1,651.08	0.00	0.00	3,302.17
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
								3,302.17		3,302.17
02/07/24	1	Payment	001		CK	59305	627 WELL	1,651.09	0.00	1,651.08
05/07/24	2	Payment	001	wire	CK	60090	6657 CORE	1,651.08	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00



ROSEMARIE DIAMOND  
ADMITTED IN NEW JERSEY,  
PENNSYLVANIA

JAY JONES  
ADMITTED IN NEW JERSEY,  
PENNSYLVANIA

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

*Brock & Scott, PLLC is a limited liability company formed in the state of  
North Carolina.*

302 Fellowship Road, Suite 130, Mount Laurel, NJ 08054  
ConsumerContact@brockandscott.com  
(844) 856-6646 Consumer Hotline  
www.brockandscott.com

July 7, 2022

PATERSON MUNICIPAL CLERK  
111 BROADWAY  
PATERSON, NJ 07505

RECEIVED  
CITY OF PATERSON, NJ  
2022 JUL 11 P 2:53  
SONIA L. GORDON  
CITY CLERK

**NOTICE OF COMPLAINT FILING PURSUANT TO  
N.J.S.A. §46:10B-49.3**

Property: 197-199 PEARL STREET, PATERSON, NJ 07501

Please be advised that a Summons and Complaint in an action to foreclose on a mortgage  
has been filed against the above-referenced property.

Respectfully,

BROCK & SCOTT, PLLC

CITY CLERK  
MAIL # 22:302



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

Ward:  
Area:

Date: 08/06/18  
To: MACK,JEANNA  
197-199 PEARL STREET  
PATERSON,NJ 07501

Notice: V8-11785  
Property Location:  
197-199 PEARL ST  
Block/Lot/Qual: 4208. 30.

**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 \_\_\_\_\_.

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

<u>ORDINANCE</u>	<u>DESCRIPTION</u>
COMPLAINT	COMPLAINT

OVEN LEAK, THERES A LOCK ON THE GATE, BATHROOM SINK IS CLOGGED, MICE IN THE HOUSE, ELECTRICAL SOCKETS SPARKS

**ACTIONS REQUIRED**

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.\*\***

Victor Malave  
Housing & Zoning Inspector  
(973)321-1220 Ext: 2574  
vmalave@patersonnj.gov

**PATERSON FIRE DEPARTMENT  
BUREAU OF FIRE PREVENTION**

**MEMORANDUM**

**TO: JACQUELINE MURRAY  
ACTING CITY CLERK**

**FROM: FIRE MARSHAL JOSEPH PAGNOZZI**

**DATE: THURSDAY, JUNE 27, 2024**

**SUBJECT: OPRA CA24:1335B**

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JACQUELINE MURRAY,

THERE ARE NO FIRE CODE VIOLATIONS, FEES, OR PENALTIES DUE ON  
FILE FOR THIS PROPERTY AT THE PATERSON FIRE DEPARTMENT, FIRE  
PREVENTION BUREAU.

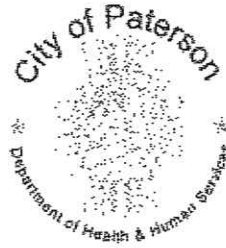
RESPECTFULLY,

  
FIRE MARSHAL JOSEPH PAGNOZZI

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



André Sayegh  
Mayor

176 BROADWAY  
PATERSON, NEW JERSEY 07605

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

JACQUELINE MURRAY  
ACTING CITY CLERK

**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

Handwritten signature of Paul Persaud in black ink, with the initials "PA" written below it.

**RE:** OPRA – Request for Information

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

File# CA24: 1335B

No records were found

See attached records found

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

TP/kp  
Attachments