



Property Information Request Information Update Information

File#:	BS-W01469-7351703248	Requested Date:	10/25/2023	Update Requested:
Owner:	DARREN FERWERDA	Branch:		Requested By:
Address 1:	45 Demarest Ave	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Oakland, NJ	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Borough of Oakland Department of Zoning there are 2 Open Code Violation cases on this property.

1. Case #: PM-23-194
Case Type : Weeds, Debris Etc to be Removed from all Land

2. Case # PM-22-197
Case Type : Weeds, Debris Etc to be Removed from all Land

Collector: Borough of Oakland Clerk
Address: 1 Minicipal Plaza, Oakland, NJ 07436
Business# 201-337-8111

PERMITS Per Borough of Oakland Department of Building there are no Open/Pending/ Expired Permit on this property.
Collector: Borough of Oakland Clerk
Address: 1 Minicipal Plaza, Oakland, NJ 07436
Business# 201-337-8111

SPECIAL ASSESSMENTS Per Borough of Oakland Finance Department there are no Special Assessments/liens on the property.

Collector: Borough of Oakland Clerk
Address: 1 Minicipal Plaza, Oakland, NJ 07436
Business# 201-337-8111

DEMOLITION NONE

UTILITIES

WATER
Account #: 10426000-0
Payment Status: PAID
Status: Pvt & Lienable
Amount: \$0.00
Good Thru: N/A
Account Active: YES
Collector: Oakland City Water Department
Payable Address: 1 Municipal Plaza, Oakland, NJ 07436
Business# 201-337-0361

SEWER
The house is on a community sewer. All houses go to a shared septic system

GARBAGE
Garbage bills are included in the real estate property taxes.

[New Search](#) [Assessment Postcard](#)

Block: 3801 Prop Loc: 45 DEMAREST AVE Owner: FERWERDA, DARREN Square Ft: 1920
 Lot: 27 District: 0242 OAKLAND Street: 45 DEMAREST AVE Year Built: 1955
 Qual: Class: 2 City State: OAKLAND NJ 07436 Style: CC

Additional Information

Prior Block: 3314 Acct Num: 000000 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 8 Mtg Acct: Land Desc: 0.248 AC Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF1G Initial: 000000 Further: 000000
 Updated: 10/23/23 Tax Codes: Class4Cd: 0 Desc:
 Zone: Map Page: Acreage: 0.248 Taxes: 12425.52 / 0.00

Sale Information

Sale Date: 10/07/14 Book: 1774 Page: 1421 Price: 395000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	10/07/14	1774	1421	395000		88.12	FERWERDA, DARREN

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2023</u>	45 DEMAREST AVE	270800 252600 523400	0	523400	2
<u>2022</u>	45 DEMAREST AVE	264600 245500 510100	0	510100	2
<u>2021</u>	45 DEMAREST AVE	198600 149500 348100	0	348100	2
<u>2020</u>	45 DEMAREST AVE	198600 149500 348100	0	348100	2

*Click on Underlined Year for Tax List Page



Borough of Oakland, New Jersey

Phone: (201) 337-8111
Fax: (201) 337-1520
www.oakland-nj.org

November 1, 2023

VIA EMAIL: MLS@stellaripl.com

Danni Christopher

**RE: OPEN PUBLIC RECORDS ACT (OPRA) REQUEST
BOROUGH OF OAKLAND
REFERENCE #OP821-2023**

Dear Ms. Christopher:

The Borough of Oakland Records Custodian has received your Open Public Records Act (OPRA) request on 10/26/23. The seven (7) business day deadline to respond to your request is 11/4/23.

Your request seeks the following records: List of permits, code violations, liens or special assessments for 45 Demarest.

There are no liens or special assessments.

This response to your request is being provided to you on the sixth business day after the custodian's receipt of said request. These records are being transmitted to you via email, as per your request. Your request is now marked as closed and deemed complete. Should you have any additional questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendi Seelin".

Wendi Seelin
Acting Borough Clerk



Oakland Borough
 Code Enforcement
 1 Municipal Plaza
 Oakland, NJ 07436

Violation # PM-23-194

Notice of Violation

FERWERDA, DARREN
 45 DEMAREST AVE
 OAKLAND, NJ 07436

Issued to Owner
 Issued to Tenant

Re: 45 DEMAREST AVE

Block 3801 Lot 27 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Issue Date: 10/13/2023

Violations to be Abated by: 11/2/2023

The following violation(s) were found

Section 3-2.1

Title Weeds, Debris, Etc., To Be Removed from All Land.

§ 3-2.1

Weeds, Debris, Etc., To Be Removed from All Land.

[Ord. #66-0-426; 1967 Code § 62-12]

It shall be unlawful for any owner or owners, tenant or tenants, occupant or occupants, of any lot or tract of land or any part thereof in the Borough to permit or maintain on any lot or tract of land lying within the limits of the Borough any brush, weeds, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris injurious to health.

Summary of infraction

Removal of dead tree limb that is hanging over roadway.

You may call the Code Enforcement office if you have any further questions concerning this matter at
201-337-8111 x2025

Vincent Dies



Oakland Borough
 Code Enforcement
 1 Municipal Plaza
 Oakland, NJ 07436

Violation # PM-22-197

Notice of Violation

FERWERDA, DARREN
 45 DEMAREST AVE
 OAKLAND, NJ 07436

- Issued to Owner
 Issued to Tenant

Re: 45 DEMAREST AVE

Block 3801 Lot 27 Qual

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Issue Date: 12/21/2022

Violations to be Abated by: 1/4/2023

The following violation(s) were found

Section 3-2.1

Title Weeds, Debris, Etc., To Be Removed from All Land.

§ 3-2.1

Weeds, Debris, Etc., To Be Removed from All Land.

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Summary of infraction

Remove leaves and clean up property.

You may call the Code Enforcement office if you have any further questions concerning this matter at
201-337-8111 x2025

Dariusz Pokoj



Permits

(All Data, Location Address Like '45 DEM' - 7 records)

Permit Number	Permit Issue Date	Location Address	Block	Lot	Application Date	Application Status	Work Description
01-0234	05/03/2001	45 DEMAREST AVENUE	3801	27	05/03/2001	CA and Close Date Issued	
99-0333	05/17/1999	45 DEMAREST AVENUE	3801	27	05/17/1999	CA and Close Date Issued	
98-0328	06/17/1998	45 DEMAREST AVENUE	3801	27	06/17/1998	CA and Close Date Issued	
96-0378+A	09/10/1996	45 DEMAREST AVENUE	3801	27	09/10/1996	Closed with Date	
96-0378	08/01/1996	45 DEMAREST AVENUE	3801	27	08/01/1996	CA and Close Date Issued	
13-0533	08/13/2013	45 DEMAREST AVE	3801	27	08/13/2013	CA and Close Date Issued	REPLACEMENT WATER HEATER
14-0489	08/22/2014	45 DEMAREST AVE	3801	27	08/20/2014	CA and Close Date Issued	ELECTRICAL ALTERATIONS
Grand Totals							

45 DEMAREST AVE - Water Utility Balance

Alexander Dellatorre <utilityclerk@oakland-nj.org>

Thu 02/11/2023 22:33

To:MLS <MLS@stellaripl.com>

 1 attachments (24 KB)

45 Demarest - Water Billed and Paid.pdf;

Some people who received this message don't often get email from utilityclerk@oakland-nj.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please see the attached breakdown of water billed and paid. There is no balance due at this time.

If you have any questions please reach out to me Mon. – Fri. 8:30 A.M. to 4:30 P.M.

Thank You Kindly,

Alexander Della Torre
Water/Sewer Accounts Clerk
Borough of Oakland
201-337-8111 ext. 2013
utilityclerk@oakland-nj.org
www.oakland-nj.org

Range: 10426000-0 to 10426000-0
 Year: First to Last
 Period: 1 to 12
 Date: First to 12/31/23
 Cycle: First to Last
 Section: First to Last
 Print Service Debit/Credit Only:
 Include Service Type: Water: Y Sewer: Y

Account Type: First to Last
 Include Prior Year/Prd in Bal: Y
 Include Zero Bal: Y
 Exclude Non-NSF Reversed Payments: N
 Status: Active/Inactive

Order By: Date
 Report Type: Detail
 Print Block/Lot/Qual: N
 Name to Print: Bill To
 Location to Print: Property

* Overpayment amount applied to periods outside the range is not displayed

Account Id	Type	Section	Property Location	Bill To Name	Address					
Date	Type	Yr/Prd	Code Meth	Check No	Description	Apply To	Principal	Interest	Balance	
10426000-0	R01	32	45	DEMAREST AVE						
FERWERDA, DARREN			45	DEMAREST AVE	OAKLAND NJ		07436			
Water: 3										
09/08/23	Payment	23 3	501	CK 2044			64.15-	0.00	0.00	
08/22/23	Bill	23 3	WR1				64.15		64.15	
06/14/23	Payment	23 2	501	CK 2042			60.10-	0.00	0.00	
05/24/23	Bill	23 2	WR1				60.10		60.10	
03/13/23	Payment	23 1	501	CK 2037			64.15-	0.00	0.00	
02/24/23	Bill	23 1	WR1				64.15		64.15	
12/19/22	Payment	22 4	501	CK 2029			65.56-	0.00	0.00	
11/18/22	Bill	22 4	WR1				65.56		65.56	
09/12/22	Payment	22 3	501	CK 2020			57.78-	0.00	0.00	
08/15/22	Bill	22 3	WR1				57.78		57.78	
06/13/22	Payment	22 2	501	CK 2012			61.67-	0.00	0.00	
05/19/22	Bill	22 2	WR1				61.67		61.67	
03/11/22	Payment	22 1	501	CK 2001			65.56-	0.00	0.00	
02/18/22	Bill	22 1	WR1				65.56		65.56	
12/20/21	Payment	21 4	501	CK 1994			63.84-	0.00	0.00	
11/14/21	Bill	21 4	WR1				63.84		63.84	
10/11/21	Payment	21 3	501	CK 1990			60.14-	0.00	0.00	
08/12/21	Bill	21 3	WR1				60.14		60.14	
06/14/21	Payment	21 2	501	CK 1984			68.54-	0.00	0.00	
05/20/21	Bill	21 2	WR1				68.54		68.54	
03/22/21	Payment	21 1	501	CK 2469			68.54-	0.00	0.00	
02/26/21	Bill	21 1	WR1				68.54		68.54	
12/14/20	Payment	20 4	501	CK 1942			73.24-	0.00	0.00	
11/18/20	Bill	20 4	WR1				73.24		73.24	
09/18/20	Payment	20 3	501	CK 1909			82.64-	0.00	0.00	
08/20/20	Bill	20 3	WR1				82.64		82.64	
06/04/20	Payment	20 2	501	CK 1869			87.34-	0.00	0.00	
05/12/20	Bill	20 2	WR1				87.34		87.34	
03/12/20	Payment	20 1	501	CK 2419			101.44-	0.00	0.00	
02/14/20	Bill	20 1	WR1				101.44		101.44	
12/09/19	Payment	19 4	501	CK 2403			74.86-	0.00	0.00	
11/19/19	Bill	19 4	WR1				74.86		74.86	
09/06/19	Payment	19 3	501	CK 774			79.19-	0.00	0.00	
08/15/19	App'l Ovr	19 3	001	CK 1724	FR Water	06/17/19	0.28-	0.00	79.19	
08/15/19	Bill	19 3	WR1				79.47		79.19	
06/17/19	Payment	19 2	501	CK 1724			74.72-	0.00	0.28-	
06/17/19	Overpayment	Water	501	CK 1724			0.28-	0.00	74.44	
05/21/19	App'l Ovr	19 2	001	CK 1689	FR Water	03/21/19	0.14-	0.00	74.72	