



Property Information		Request Information		Update Information
File#:	BS-Y01935-9722862751	Requested Date:	06/27/2025	Update Requested:
Owner:	GIUSEPPE GRANDIOSO	Branch:		Requested By:
Address 1:	605 COLFAX AVE	Date Completed:	07/09/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	POMPTON LAKES, NJ	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Borough of Pompton Lakes Department of Zoning there are no Open Code Violation case on this property.</p> <p>Collector: Borough of Pompton Lakes Payable Address: 25 Lenox Ave, Pompton Lakes NJ 07442 Business# (973) 835-0143</p>
PERMITS	<p>Per Borough of Pompton Lakes Department of Building there are No Open/Pending/Expired Permit on this property.</p> <p>Collector: Borough of Pompton Lakes Payable Address: 25 Lenox Ave, Pompton Lakes NJ 07442 Business# (973) 835-0143</p>
SPECIAL ASSESSMENTS	<p>Per Borough of Pompton Lakes Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Borough of Pompton Lakes Payable Address: 25 Lenox Ave, Pompton Lakes NJ 07442 Business# (973) 835-0143</p>
DEMOLITION	NO
UTILITIES	<p>Water & Sewer Account: # 218404 Status - Pvt & Liable Amount Due: \$340.75 Due Date: NA Payment Status: Delinquent Collector: Pompton Lakes MUA Address: 2000 Lincoln Ave, Pompton Lakes NJ 07442 Phone# (973) 839-3044</p> <p>Garbage Garbage Private Hauler with Lien Status and balance Unknown.</p>

Owner Information	
Name	Grandioso Giuseppe J
Street	605 Colfax Rd
City&State	Pompton Lakes, NJ
Zip	07442

Sale Information	
Sale Date	11/06/2017
Deed Book	03191
Deed Page	00259
Sale Price	\$165,000
Sale Assessment	\$149,500
Property Use Code	
SR1A Code	10

Sales History		
Date	Price	Assessment

Assessment History				
Year	Class	Land Value	Improvement	Net
2025	2	\$113,200	\$103,000	\$216,200
2024	2	\$113,200	\$103,000	\$216,200
2023	2	\$113,200	\$103,000	\$216,200
2022	2	\$113,200	\$103,000	\$216,200

Exempt Property Information	
EPL Code	
Facility	
Initial Filing Date	
Further Filing Date	
Exempt Statute Number	

Property Information	
Last Updated	02/02/2018
Municipality	Pompton Lakes Borough
Block	3500
Lot	11
Qualifier	
Property Location	605 Colfax Ave
Property Class Code	2
Building Description	1 F
Year Built	1952
Building SqFt	1,178
Land Description	0.2 AC
Acreage	0
Additional Lots 1	
Additional Lots 2	
Map Page	8
Zoning	R-4
Old Block	
Old Lot	
Old Qualifier	
Land Value	\$113,200
Improvement Value	\$103,000
Exemption Amount 1	
Exemption Amount 2	
Exemption Amount 3	
Exemption Amount 4	
Net Tax Value	\$216,200

Borough of Pompton Lakes
OPEN PUBLIC RECORDS ACT REQUEST FORM
25 Lenox Ave, Pompton Lakes, NJ 07442, USA
(973) 835-0143 & (973) 839-8132 (Fax)
clerk@pomptonlakes-nj.gov
Elizabeth Brandsness

*Building
Violations
Assessor*

RECEIVED

JUN 30 2025



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 Evan MI _____ Last Name Fastor
E-mail Address Evan.Foster@proplogix.com
Mailing Address 2605 Maitland Center Parkway, Suite C
City Maitland State FL Zip 32751
Telephone 302-261-9069 FAX _____
Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail /
Under penalty of N.J.S.A. 2C:28-3, I certify that
1. I ☐ HAVE / ☒ HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States;
2. I, or another person, ☐ WILL / ☒ WILL NOT use the requested government records for a commercial purpose;
3. I ☒ AM / ☐ AM NOT seeking records in connection with a legal proceeding.
Signature _____ Date _____

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.

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Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Also advise if there are any Code Violation or fines due that needs attention currently.

Any unrecorded liens/fines/special assessments due.

Address: 605 Colfax Ave, Pompton Lakes, NJ 07442

Block 3500 Lot 11

Owner Name/Address: Grandioso Giuseppe J

all permits closed
(initials)

AGENCY USE ONLY

Est. Document Cost _____
Est. Delivery Cost _____
Est. Extras Cost _____
Total Est. Cost _____
Deposit Amount _____
Estimated Balance _____
Deposit Date _____

AGENCY USE ONLY

Disposition Notes
Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____
Denied - Closed _____
Filled - Closed _____
Partial - Closed _____

AGENCY USE ONLY

Tracking Information

Tracking # _____ Total _____
Rec'd Date _____ Deposit _____
Ready Date _____ Balance Due _____
Total Pages _____ Balance Paid _____

Records Provided

Custodian Signature

Date

Application IC	Permit Number	Permit Type	Work Description	Permit Class	Permit Status	Application Date
2001	19940352	Construction Permit	*	B P	Void/Expired - Closed	7/21/1994
11709	20090359	Construction Permit	INSTALL SSD SYSTEM	B E	Closed	8/20/2008

Applicant Name	Property ID	Property Street Num	Property Street Address	Property Street A Unit	Balance Due
BUDESHEIM	3500 11	605	COLFAX AVE		0.00
O'BRIEN & GERE	3500 11	605	COLFAX AVE		0.00

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First Name Evan MI _____ Last Name Faster
E-mail Address Evan.Foster@proplogix.com
Mailing Address 2605 Maitland Center Parkway, Suite C
City Maitland State FL Zip 32751
Telephone 302-261-9069 FAX _____
Preferred Delivery: Pick Up _____ US Mail _____ On-Site Inspect _____ Fax _____ E-mail ☒
Under penalty of N.J.S.A. 2C:28-3, I certify that
1. I ☐ HAVE / ☒ HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States;
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Payment Information

Maximum Authorization Cost \$ _____
Select Payment Method
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Address: 605 Colfax Ave, Pompton Lakes, NJ 07442

Block 3500 Lot 11

Owner Name/Address: Grandioso Giuseppe J

AGENCY USE ONLY

Est. Document Cost _____
Est. Delivery Cost _____
Est. Extras Cost _____
Total Est. Cost _____
Deposit Amount _____
Estimated Balance _____
Deposit Date _____

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Tracking Information		Final Cost	
Tracking #	_____	Total	_____
Rec'd Date	_____	Deposit	_____
Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided			
Custodian Signature _____		Date _____	

Assessor

Kathy Troast

From: Brian Townsend <bfmtown@aol.com>
Sent: Monday, June 30, 2025 9:43 AM
To: Kathy Troast
Subject: Re: OPRA REQUEST

[**NOTICE:** This message originated outside of Pompton Lakes Borough -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Kathy
* There are no pending special assessments on Block 3500 Lot 11.

Take care
Brian

On Monday, June 30, 2025 at 09:30:04 AM EDT, Kathy Troast <deputyclerk@pomptonlakes-nj.gov> wrote:

Brian,

Please see attached OPRA Request.

Kathy

Kathleen Troast, RMC

Deputy Clerk

Borough of Pompton Lakes

25 Lenox Avenue

Pompton Lakes, NJ 07442

973-835-0143 ext. 222

deputyclerk@pomptonlakes-nj.gov

Owner Information

Name Grandioso Giuseppe J
Street 605 Colfax Rd
City&State Pompton Lakes, NJ
Zip 07442

Sale Information

Sale Date 11/06/2017
Deed Book 03191
Deed Page 00259
Sale Price \$165,000
Sale Assessment \$149,500
Property Use Code
SR1A Code 10

Sales History

Date	Price	Assessment
------	-------	------------

Assessment History

Year	Class	Land Value	Improvement	Net
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Exempt Property Information

EPL Code
Facility
Initial Filing Date
Further Filing Date
Exempt Statute Number

Property Information

Last Updated 02/02/2018
Municipality Pompton Lakes Borough
Block 3500
Lot 11
Qualifier
Property Location 605 Colfax Ave
Property Class Code 2
Building Description 1 F
Year Built 1952
Building SqFt 1,178
Land Description 0.2 AC
Acreage 0
Additional Lots 1
Additional Lots 2
Map Page 8
Zoning R-4
Old Block
Old Lot
Old Qualifier
Land Value \$113,200
Improvement Value \$103,000
Exemption Amount 1
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Exemption Amount 3
Exemption Amount 4
Net Tax Value \$216,200

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First Name Evan MI _____ Last Name Faster

E-mail Address Evan.Foster@proplogix.com

Mailing Address 2605 Maitland Center Parkway, Suite C

City Maitland State FL Zip 32751

Telephone 302-261-9069

FAX _____

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

Under penalty of N.J.S.A. 2C:28-3, I certify that

1. I ☐ HAVE / ☒ HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States;
2. I, or another person, ☐ WILL / ☒ WILL NOT use the requested government records for a commercial purpose;
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Date _____

Payment Information

Maximum Authorization Cost \$ _____

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Address: 605 Colfax Ave, Pompton Lakes, NJ 07442

Block 3500 Lot 11

Owner Name/Address: Grandioso Giuseppe J

No Code Violations

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Est. Document Cost	_____
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Estimated Balance	_____
Deposit Date	_____

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In Progress	-	Open	_____
Denied	-	Closed	_____
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Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided			
Custodian Signature _____		Date _____	

PLMUA charges**Pompton Lakes MUA**

2000 Lincoln Ave
Pompton Lakes, NJ 07442
973-839-3044

Office Hours
8 A.M. TO 4 P.M.

ACCOUNT #	CUSTOMER NAME		RATE	TELEPHONE NUMBER		SERVICE ADDRESS	
218404	GIUSEPPE GRANDIOSO		136	973 728 9162		605 COLFAX AVENUE	
Service		Number Days	Meter Readings			Usage in Gallon	CHARGES
From	To		Date	Previous	Current		
01/01/2025	03/31/2025	90	03/25/2025	1202000	1213000	11000	
Water							
Sewer							
PREVIOUS BALANCE							
COMPARISONS		Days of Service		Total Usage		Due by 5/20/2025 335.71	
Current Billing Period		90		11000		On/After 05/21/2025 340.75	
Previous Billing Period		83		3000		Meter# 86058147 Rate: Rate 136 - previously RWS	
Same Period Last Year		89		12000			
						Sewer service period: 04-01-25 to 06-30-25	

Last Payment received was \$167.35 on 01/20/2025

**** Notes ****

2nd QUARTERLY BILLING
PLEASE PAY PROMPTLY
TO AVOID LATE FEES
PAY ONLINE @ PLBMUA.ORG

**** Billed To ****

GIUSEPPE GRANDIOSO
1735 MACOPIN ROAD
WEST MILFORD, NJ 07480