

“Using a comprehensive and strategic plan, we are aggressively addressing the blight of vacant and abandoned properties that have blemished communities in our city for years.”

Mayor Lester E. Taylor III
East Orange, NJ

Addressing Vacant and Abandoned Properties in the City of East Orange



Dwight S. Saunders, Director
Rene L. Muhammed, VAP Manager

The City of East Orange: A Perspective

- 1027 properties have been identified as either vacant or abandoned within the 3.9 square miles of the city.
- Of that number, 876 owners have been tracked down.



- Newly-established Division of Vacant and Abandoned Properties is solely dedicated to eliminating blight and putting these properties back on the tax rolls through implementation of Nine-Step VAP Program.

STEP
1

Identifying
Vacant &
Abandoned
Properties

Identifying Vacant & Abandoned Properties

- City divided into 5 wards
- Citywide Search conducted by inspectors assigned to each ward
- Block-by-block city ward walk
- Note physical address of properties appearing to be vacant and/or abandoned

STEP 2

Property Assessment

2 - Property Assessment

- Check for signs of inhabitability
 - Meter not running, excessive mail, in need of rehabilitation/structure deterioration; undergoing rehab/construction; existence of solid waste around perimeter, obnoxious overgrowth of weeds/debris, boarded or not boarded.
- Confirm status of running water with the Water Department and Public Service Gas & Electric Company.
- Confirm status with the Tax Collector's office if property taxes are current or delinquent.
- Confirm status with the Tax Collector's office if municipal, water or outside liens exists on property

Property Assessment Form

- Field Inspectors complete form



DEPARTMENT OF PROPERTY MAINTENANCE
VACANT & ABANDONED PROPERTY - ASSESSMENT FORM

Vacant & abandoned property assessment form, to be completed for all initial assessments of property categorized as vacant/abandoned.

PROPERTY ADDRESS: _____ APT#: _____
BLOCK: _____ LOT: _____ WARD: _____

OWNER: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
DAY PHONE#: _____ EVENING: _____ FAX: _____

CHECK ALL THAT APPLY - Terms Defined on Reverse Side

<input type="checkbox"/> In need of rehabilitation	<input type="checkbox"/> Secured Property
<input type="checkbox"/> Currently undergoing rehab/construction	<input type="checkbox"/> Unsecured Property
<input type="checkbox"/> Existence of solid waste around perimeter	<input type="checkbox"/> Apparent structure deterioration
<input type="checkbox"/> Obnoxious overgrowth of weeds/debris	<input type="checkbox"/> Grass/ground properly maintained
<input type="checkbox"/> Boarded Property	<input type="checkbox"/> Fenced Property
	<input type="checkbox"/> Unfenced Property

OTHER: _____
 OTHER: _____

Inspected by: _____ Date: _____

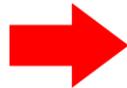
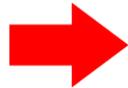
******* FOR OFFICE USE ONLY *******

<input type="checkbox"/> Unoccupied 6 or more months	<input type="checkbox"/> Unoccupied for less than 6 months
<input type="checkbox"/> Delinquent Taxes as of Quarter	<input type="checkbox"/> Taxes Current as of Quarter

Mortgagee or Tax Servicing Agent: _____
VPRO Status: _____
DPM Activity: _____

City of East Orange • Nine Step Approach to Effective VAP Program

- Tax Collector information verified by administrative office; to include tax status, liens, mortgagee or tax servicing agent and owner of record



DEPARTMENT OF PROPERTY MAINTENANCE
VACANT & ABANDONED PROPERTY - ASSESSMENT FORM

Vacant & abandoned property assessment form, to be completed for all initial assessments of property categorized as vacant/abandoned.

PROPERTY ADDRESS: _____ APT#: _____
BLOCK: _____ LOT: _____ WARD: _____

OWNER: _____
ADDRESS: _____ STATE: _____ ZIP: _____
CITY: _____ EVENING: _____ FAX: _____
DAY PHONE#: _____

CHECK ALL THAT APPLY - Terms Defined on Reverse Side

<input type="checkbox"/> In need of rehabilitation	<input type="checkbox"/> Secured Property
<input type="checkbox"/> Currently undergoing rehab/construction	<input type="checkbox"/> Unsecured Property
<input type="checkbox"/> Existence of solid waste around perimeter	<input type="checkbox"/> Apparent structure deterioration
<input type="checkbox"/> Obnoxious overgrowth of weeds/debris	<input type="checkbox"/> Grass/ground property maintained
<input type="checkbox"/> Boarded Property	<input type="checkbox"/> Fenced Property
	<input type="checkbox"/> Unfenced Property

OTHER: _____
 OTHER: _____

Inspected by: _____ Date: _____

******* FOR OFFICE USE ONLY *******

<input type="checkbox"/> Unoccupied 6 or more months	<input type="checkbox"/> Unoccupied for less than 6 months
<input type="checkbox"/> Delinquent Taxes as of Quarter	<input type="checkbox"/> Taxes Current as of Quarter

Mortgagee or Tax Servicing Agent: _____
VPRO Status: _____
DPM Activity: _____

STEP 3

Property Classification

3 - Property Classification

- **Vacant Properties:** Properties which have been vacated for 6 months or more; municipal taxes are current; no municipal liens exist; nuisance violations do not exist.
- **Vacant & Abandoned Properties:** Properties which have been vacated for 6 months or more; municipal taxes can be current or delinquent; municipal liens may or may not exist; nuisance violations exist; property in need of rehabilitation and/or apparent structure deterioration.

STEP
4

Administrative
Maintenance
of Identified
Vacant &
Abandoned
Properties

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- Property data maintained on spreadsheet to include all pertinent data.



Blk	Lot	Property Address	Ward	Owner	Address	City State Zip	Mortgagee or Tax Servicing Agent	Tax Status	VPRO Status	DPM Activity
71	6	159 Grand St.	2	Odell Harrington	409 So. 10th Ave. Apt K-2	Highland Park N.J 08904	Corelogic	Delinquent	Vacant/Abandoned	Unsecured; deterioration; vacant more than 6 months
65	25.02	148 No. 15th. St.	5	See Kai Wong	148 No. 15th. St	East Orange, NJ 07017	Corelogic	Delinquent /Municipal Liens	Vacant/Abandoned	Solid waste, secured, boarded; vacant more than 6 months
71	31	186 No. Park Street	1	Gilbert Zingaro	1285 Pelham Pkwy. North	Bronx, N.Y 10469	No Mortgagee Info on File	Current	Vacant	VAP Registered 2/15/15

STEP 5 Public Notice

5 - Public Notice

- Properties are consolidated and submitted to the City Clerk Office for submission to the local paper for public notification.

Ex: The Star Ledger, East Orange Record, Local Talk

In accordance with Ordinance No. 27 of 2014, Article XXIV, Abandoned Property Designation Program, the following details properties which have been identified in the month of April 2015, as vacant and/or abandoned properties, in the City of East Orange, which should be publicized in the official newspaper.

Blk	Lot	Property Address	Owner	Registered	Ward
54	215	No. 16th Street	LERNER, ELAINE & STEELE, JAMAL		4
65	438	William Street	Wells Fargo	.	5
100	4.0240	Warwick Street	AMERICAN FIRST PROPERTY SOLUTIONS		5
103	1574	Newfield Street	C/O Wells Fargo Home Mortgage	.	5
120	13.1522	No. Grove Street	Wells Fargo	.	5
121	32501	No. Grove Street	Wells Fargo	.	5
143	22271	NO. 19th Street	US Bank Home Mortgage	.	5
143	18261	No. 19th Street	C/O Pacific Preservation Services, Inc		5
146	38352	No. Grove Street	Segundo Lema		5
161	3538	Vernon Place	C/O Wells Fargo		5
174	24100	No. Maple Avenue	Wells Fargo	.	4
220	291	Hawthorne Avenue	Wells Fargo	.	4
252	1772	No. Oraton Parkway	Cary, Cleottis L.		4
270	2161	Oraton Parkway	Virginia Mickens		5
381	941	S. Walnut Street	SV SUMMERFIELD PROPERTY LLC		2
403	9.0127	Lenox Avenue	Melvin Venzen		2
424	1769	Linden Avenue	Bank of America	.	4
425	1327	Linden Avenue	Wells Fargo	.	4
440	1.0419	Tremont Avenue	Wells Fargo	.	3
444.01	34189	Oak Street	Wells Fargo	.	3
454	2486	Fairmont Terrace	George & Norma Lynch		3
457	187	Fairmount Terrace	Frederic Lee		3
481	20215	Elmwood Avenue	Wall Street Development & Invest Co., LLC		3

STEP

6

Notification to
Owner of
Record or
Responsible
Party

6 – Notification to Owner of Record or Responsible Party

- Upon 10 days of public notification, letter detailing the findings are sent by way of regular and certified mail to the Owner of Record and Essex County Clerk/Register of Deeds & Mortgages.



DEPARTMENT OF PROPERTY MAINTENANCE
THE CITY OF EAST ORANGE, NEW JERSEY
44 CITY HALL PLAZA
EAST ORANGE, NEW JERSEY 07019

LESTER E. TAYLOR, III
MAYOR

Dwight S. Saunders
Director

Telephone: (973) 266-53
Fax: (973) 675-4192

May XX, 2015

«Owner»
«Address»
«City_State_Zip»

RE: VACANT/ABANDONED PROPERTY REGISTRATION
«Property_Address» – BLOCK: «Blk» LOT: «Lot»

Please be advised that the City of East Orange has adopted a Vacant & Abandoned Property Ordinance, (#27 of 2014), requiring all East Orange Property Owners to register and maintain their property to conform with Chapter 159 of the Municipal Code. The following property assessment has been determined:

Tax Status: «Tax_Status»
VPRO Status: «VPRO_Status»
Property Assessment: «DPM_Activity»

Attached for your convenience, is a **Vacant/Abandoned Property Registration** form for the above listed property. Please complete the registration form and return with a **money order OR cashier's check** in the amount of **\$500.00, payable to the City of East Orange, no later than June XX, 2015.**

To review the Vacant & Abandoned Property Ordinance #27 of 2014, please visit the City of East Orange website at www.eastorange-nj.gov. If you would like to request a paper copy, in accordance with the Open Public Records Act (OPRA), please contact the Office of the City Clerk at 973-266-5110.

Thank you for your attention in this matter.

Sincerely,



Dwight S. Saunders
Director

STEP
7

Vacant &
Abandoned
Property
Registration
Form

7 – Vacant & Abandoned Property Registration Form

- Registration form sent along with letter of notification.
- Registration form must be notarized.

THE CITY OF EAST ORANGE
DEPARTMENT OF PROPERTY MAINTENANCE
44 CITY HALL PLAZA
EAST ORANGE, NEW JERSEY 07019

Dwight S. Saunders
Director

LESTER E. TAYLOR III
MAYOR

Telephone: (973) 266-0328
Fax: (973) 475-4192

**VACANT & ABANDONED PROPERTIES
REGISTRATION FORM**

PLEASE PRINT OR TYPE - NO P.O. BOXES ACCEPTED

Initial Renewal

PART 1

PROPERTY ADDRESS Residential Commercial

BLOCK: _____ LOT: _____ WARD: _____ DATE ACQUIRED: _____

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

PROPERTY OWNER PHONE: _____ EMAIL: _____

LIST AGENTS or AUTHORIZED PARTIES to ACT WITH RESPECT to the VACANT PROPERTY:

Management	Violations	Mortgagees or Tax Servicing Agent
Name: _____	_____	_____
Address: _____	_____	_____
City, State & Zip _____	_____	_____
Phone Number: _____	_____	_____
Email: _____	_____	_____

IS THERE A SIGN AFFIXED TO PROPERTY INDICATING THE NAME, ADDRESS & TELEPHONE NUMBER OF THE OWNER AND OWNER'S AUTHORIZED AGENT? (no smaller than 18"x24") YES NO

WHO WILL MAINTAIN THE PROPERTY IN A SECURE AND CLOSED CONDITION UNTIL THE PROPERTY BECOMES OCCUPIED, DEMOLISHED AND/OR REHABILITATION IS COMPLETED? _____

PART 2

PROPERTY DESCRIPTION:

Number of Dwelling Units: Residential _____ Commercial _____

Square Footage of Building (if commercial) _____ # of Garages: _____

Number of Stories: _____

PROPERTY STATUS, PLEASE CHECK ALL THAT APPLY:

In need of rehabilitation and/or has apparent structure deterioration. If so, what are the plans to correct the deficiency: _____

Currently undergoing rehabilitation/construction, if so, anticipated date of completion: _____

Property has been unoccupied 6 or more months

Property has been unoccupied for less than 6 months

Property is Boarded to Prevent Unauthorized Entry Property is Not-Boarded

Property is Secured with Locks to Prevent Unauthorized Entry Property is Not Secured with Locks

Property is Fenced to Prevent Unauthorized Entry Property is Not Fenced

Property Taxes are Current Property Taxes are Delinquent

I, _____ CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT UNDER THE PENAL PROVISIONS OF THE VACANT PROPERTY ORDINANCE.

Signature of Owner or Authorized Responsible Party _____ Date _____

Notary _____ State of _____, County of _____
Subscribed and sworn to (or affirmed) before me this _____ day
of _____, 20____.

Commission Expires: _____

- If mail is returned due to not being deliverable, returned to sender, unable to forward, forwarding expired, etc., then mail is resent by regular and certified mail to the mortgagee on file. If no mortgagee on file, seek information as follows:
 - Seek to notify Preservation Companies
 - Make contact with the Tax Service Agent
 - Review letters received in accordance with the New Jersey Mortgage Stabilization & Relief Act (notice of foreclosure actions)
 - Reference the Division of Revenue & Enterprise Services: Business Records Service
 - Use skip-tracing techniques
 - Speak with neighbors for insight

STEP
8

**Processing
Property
Registrations**

8 – Processing Property Registrations

- Upon receipt of registration forms and fees, the following steps are taken:
 - Application forms are logged and stamped in by date
 - Payment recorded and registration number assigned automatically when entered in our Spatial Data Logic Database.

\$ PAID 2.00 2/10/15 **FILE COPY** **POSTED**

THE CITY OF EAST ORANGE
DEPARTMENT OF PROPERTY MAINTENANCE
44 CITY HALL PLAZA
EAST ORANGE, NEW JERSEY 07019

LESTER E. TAYLOR III
MAYOR

Dwight S. Saunders
Director

VACANT AND ABANDONED PROPERTIES
REGISTRATION FORM

Telephone: (973) 266-5320
Fax: (973) 675-4192

PLEASE PRINT OR TYPE - NO P.O. BOXES ACCEPTED

Initial Renewal

PART 1

PROPERTY ADDRESS: 125 No. 15th St. Residential Commercial
BLOCK: 64 LOT: 3 WARD: 5 DATE ACQUIRED: 5/8/12
PROPERTY OWNER: LYNX ASSET SERVICES LLC
PROPERTY OWNER ADDRESS: 30 FRENEAU AVE MATAWAN NJ 07747
PROPERTY OWNER PHONE: (732) 290-2063 EMAIL: kthoeb@lynxasset.com

LIST AGENTS or AUTHORIZED PARTIES to ACT WITH RESPECT to the VACANT PROPERTY:

Management	Violations	Mortgagee or Tax Servicing Agent
Name: ARLENE LIEBERMAN		
Address: 30 FRENEAU AVE		
City, State & Zip: MATAWAN, NJ 07747		
Phone Number: (732) 290-2063		
Email: alieberman@lynxasset.com		

IS THERE A SIGN AFFIXED TO PROPERTY INDICATING THE NAME, ADDRESS & TELEPHONE NUMBER OF THE OWNER AND OWNER'S AUTHORIZED AGENT? (no smaller than 18"x24") YES () NO ()

WHO WILL MAINTAIN THE PROPERTY IN A SECURE AND CLOSED CONDITION UNTIL THE PROPERTY BECOMES OCCUPIED, DEMOLISHED AND/OR REHABILITATION IS COMPLETED? LYNX ASSET SERVICE LLC (732) 290-2063

PART 2

PROPERTY DESCRIPTION:

Number of Dwelling Units: Residential 2 Commercial
Square Footage of Building (If commercial) # of Garages:
Number of Stories: (Please see enclosed floor plan)

PROPERTY STATUS, PLEASE CHECK ALL THAT APPLY:

In need of rehabilitation and/or has apparent structure deterioration. If so, what are the plans to correct the deficiency:

Currently undergoing rehabilitation/construction, if so, anticipated date of completion:

Property has been unoccupied 6 or more months

Property has been unoccupied for less than 6 months

Property is Boarded to Prevent Unauthorized Entry

Property is Secured with Locks to Prevent Unauthorized Entry Property is Not-Boarded

Property is Fenced to Prevent Unauthorized Entry Property is Not Secured with Locks

Property Taxes are Current Property is Not Fenced

Property Taxes are Delinquent

I, Michael... CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILFULLY FALSE, I AM SUBJECT TO PUNISHMENT UNDER THE PENAL PROVISIONS OF THE VACANT PROPERTY ORDINANCE.

Signature of Owner or Authorized Responsible Party Date

Notary ARLENE LIEBERMAN State of New Jersey County of Hudson
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/15/2019
Subscribed and sworn to (or affirmed) before me this 22 day of January, 20 15

Commission Expires:

City of East Orange • Nine Step Approach to Effective VAP Program

- In-House Complaint form is initiated to activate a request for Property Inspection of the registered property as per the Code of the City of East Orange.



East Orange City
Complaint Inspection Form

Date Created: 2/9/2015
 Date Received: 2/9/2015
 Time Received: 9:40:59 AM
 Tracking Number: CPT-15-00513

Complaint:

Municipality:	<u>East Orange City</u>	Category:	<u>Request</u>
Department Origin:	<u>CodeEnforcement</u>	Complaint Type:	<u>SELF INITIATED</u>
User Origin:	<u>Rene L. Muhammad</u>	Status:	<u>Pending</u>
Assigned to Department:	<u>CodeEnforcement</u>	Priority:	<u>Normal</u>
Assign to User:	<u>Mark Barner</u>	Method Received:	<u>Self Initiated</u>
Private:	<u>No</u>		

Complaint Summary:

VAP Registered 2-9-15; Per ordinance inspection must be conducted upon registration and/or renewal. Copy of VAP registration attached for inspector info.

Owner claims: Sign affixed; Unoccupied more than 6 mos

Location:

Street Address 1: 149 NO. 15TH ST.

Street Address 2: _____

City: _____ State: NJ Zip: _____ - _____

Block: 64 Lot: 13 Qualifier: _____

Owner:

Street Address 1: Wells Fargo Home Mortgage / NFR,

Street Address 2: 1 Home Campus, MAC #9400-034

City: Des Moines State: IA Zip: 50328 - _____

Telephone: (877) 617-5274 Cellphone: _____

Email: codeviolations@wellsfargo.com

Tenant:

Street Address 1: _____

Street Address 2: _____

City: _____ State: NJ Zip: _____ - _____

Telephone: _____ Cellphone: _____

Email: _____

Complainant:

First Name: VAP Last Name: _____

Street Address 1: _____

Street Address 2: _____

City: East Orange City State: NJ Zip: _____ - _____

Telephone: _____ Cellphone: _____

Complaint Notes:

Date Printed: 5/8/2015 Printed By: Rene L. Muhammad

Page 1

City of East Orange • Nine Step Approach to Effective VAP Program

- Findings of the registered property inspections are logged in our Spatial Data Logic Database; notice of any found violations of the Code of the City of East Orange are sent to the responsible party.

4/20/2015



East Orange City
Code Enforcement
44 City Hall Plaza
East Orange City, NJ 07018
(973) 266-5320

VIOLATION NOTICE

Wells Fargo Home Mortgage / NFR,
1 Home Campus, MAC #9400-034
Des Moines, IA 50328

Re: 149 NO. 15TH ST.

Block 64 Lot 13 Qualifier _____ 149 NO. 15TH ST.
Inspector Lawrence Simmons Inspected: Tenant Owner

Inspection Notes
This inspection was created as a follow-up to complaint# CPT-15-00513

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.

Tracking #	Violations Resulting From This Inspection		
CVIO-15-05639	Date	3/23/2015	Compliance Date 5/27/2015
	Location	Posted and legible on front of property	
	Statute	159-240 : Requirements of Owners of Vacant Property	
	Summary	Affix 18 x 24 inch sign identifying responsible party contact information	
CVIO-15-05640	Date	3/23/2015	Compliance Date 5/27/2015
	Location	All 1st level windows and doors	
	Statute	159-240 : Requirements of Owners of Vacant Property	
	Summary	Secure property against unauthorized entry using an approved method	
CVIO-15-05641	Date	3/23/2015	Compliance Date 5/27/2015
	Location	All ground and 1st level windows and doors	
	Statute	159-66 : Residential areas: ext structural soundness and gen. maint.	
	Summary	All wood covered windows and doors must be painted to blend with exterior of premises	
CVIO-15-05642	Date	3/23/2015	Compliance Date 5/27/2015
	Location	Exterior front of building	
	Statute	159-63 : Fencing vacant lots and untenanted buildings	
	Summary	Replace missing fence gate	

If you have questions regarding the status or nature of a violation please contact the department at (973) 266-5320

By Lawrence Simmons
Mark Barber

Date Printed: 4/20/2015

STEP

9

License:
Issue Vacant
Property
Registration
License
(valid for 1 year of
date of registration)

9 – License: Issue Vacant Property Registration License

(valid for 1 year of
date of
registration)

No. ML-15-030

DATE OF EXPIRATION
FEBRUARY 3, 2016

Code Enforcement
East Orange City
2015/2016 License
Vacant Property Registration

ISSUED TO Santander Bank, N.A. 511 SO. CLINTON ST
(Owner) (Location)

In accordance with Ordinance No. 27 of 2014, the property listed herein has been registered with the City of East Orange, Department of Property Maintenance. The registration shall remain valid for one year from the date of registration. The owner shall be required to renew the registration annually as long as the property remains vacant property and shall pay a registration renewal fee in the amount of \$1,500.00 for the first renewal; and \$3,000.00 for the second renewal. The fee for any subsequent renewal beyond the second renewal is \$5,000.00.

511 So. Clinton Street BLOCK: 461 LOT: 35

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

Date: FEBRUARY 3, 2015
Fee: \$500.00

The City of East Orange, New Jersey
Department of Property Maintenance
Division of Vacant & Abandoned Property
Dwight S. Saunders, Director

City of East Orange
Honorable Lester E. Taylor III, Mayor
and the
Honorable East Orange City Council
Alicia Holman, City Council Chair

1st Ward

Andrea D. McPhatter
Christopher D. James

2nd Ward

Jacquelyn E. Johnson
Romal D. Bullock

3rd Ward

Quilla E. Talmadge
Ted R. Green

4th Ward

Sharon Fields
Tyshammie L. Cooper

5th Ward

Alicia Holman
Lonnie Hughes



Department of Property Maintenance
Code Enforment
Vacant & Abandoned Properties
Dwight Saunders, Director



East Orange City Hall, 44 City Hall Plaza - 3rd Floor, East Orange, NJ 07017
Office Hours: Monday-Friday 8:30 AM - 4:30 PM * Phone: 973-266-5320
Website: www.eastorange-nj.gov