

CITY COUNCIL

The City of Orange Township, New Jersey

DATE June 5, 2024

NUMBER 302-2024

TITLE: A RESOLUTION AUTHORIZING THE CANCELLATION OF TAX SALE CERTIFICATE #23-00180 ON BLOCK 703 LOT 10 ALSO KNOWN AS, 391 HIGH STREET IN ADDITION TO ISSUING A REFUND FOR ALL ACCRUED INTEREST, PENALTIES AND FEES TO PRO CAP 8, LLC IN THE AMOUNT OF \$6,872.34.

WHEREAS, Pro Cap 8, LLC acquired Tax Sale Certificate #23-00180 for delinquent water during the City's Tax Sale on December 28, 2023; and

WHEREAS, this property should not have gone to Tax Sale because the owner should have had a water payment plan; and

WHEREAS, Tax Sale Certificate No. 23-00180 should be cancelled and the total amount of \$6,872.34 be refunded to Pro Cap 8, LLC, which includes all accrued interest, penalties and fees; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange Township, County of Essex, State of New Jersey, hereby authorizes the Tax Collector to refund Pro Cap 8, LLC in the amount of \$6,872.34; and

BE IT FURTHER RESOLVED that a certified copy of the Resolution should be forwarded to the Tax Collector.

Adopted: June 5, 2024

Joyce L. Lanier
Municipal Clerk

Tency A. Eason
Council President

 A. Wilfrath

Certificate: 23-00180
Prop Loc: 391 HIGH STREET

Owner: KELLY, SR., HILLIARD W. & ROSA H/W
Address: 395 HIGH STREET
ORANGE NJ 07050

Type of Lien: Outside
Interest Rate: 5.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 703. 10.
Sale Date: 12/28/23
Redemption Calculation Date: 06/30/24
Include Current Charges: N

Holder Name: PRO CAP 8 FBO FIRSTRUST BANK
Address: PO BOX 774
FORT WASHINGTON, PA 09034-0774

Holder Id: 00000184

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Water	2,606.14	26.64	2,632.78
Sewer	3,583.62	46.93	3,630.55
Total:	6,189.76	73.57	6,263.33
		Cost: 125.00	
		Total Certificate:	6,388.33
#Days: 182	Per Diem: 0.887268	Int on Cert:	161.48
	Redemption Penalty (4.00 %):		255.53
	Total:		6,805.34

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
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BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Water	2,632.78	66.55	2,699.33
Total Water	2,632.78	66.55	2,699.33
Certificate Sewer	3,630.55	91.77	3,722.32
Total Sewer	3,630.55	91.77	3,722.32
Certificate Cost	125.00	3.16	128.16

LIEN REDEMPTION:

Principal:	6,388.33
Redemption Penalty (4.00 %):	255.53
Interest:	161.48
Recording Fees:	55.00
Other Fees:	12.00
TOTAL REDEMPTION:	6,872.34
	Total Per Diem: 0.887268

Paula Ferreira

From: Christopher Hartwyk
Sent: Thursday, May 09, 2024 9:26 AM
To: Paula Ferreira; David Butcher
Subject: 391 High Street -- Ms. Kelly Lien Cancellation

391 High Street has a lien for \$6783.16. The bills show a substantial increase in usage for three quarters of 2023. It has been determined that this was caused by a leak that the tenants did not report to Ms. Kelly. Ms. Kelly was supposed to have been placed on a payment plan prior to the tax sale and prior to the system billing conversion. The failure to do that was an internal mistake. Ms. Kelly has always had a clean payment history. As soon as she became aware of the leak she had a plumber fix it. Under the circumstances – related to the failure to place Ms. Kelly on the payment plan I am authorizing cancellation of the lien on 391 High Street.

Chris Hartwyk / Business Administrator
Mobile 973.280.2587 // chartwyk@orangenj.gov



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Department of Administration
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