

CITY COUNCIL

The City of Orange Township, New Jersey

DATE August 7, 2024

NUMBER 366-2024

TITLE: A RESOLUTION AUTHORIZING THE CANCELLATION OF TAX SALE CERTIFICATE # 24-00270 ON BLOCK 1901 LOT 21 ALSO KNOWN AS, 235 MAIN STREET IN ADDITION TO ISSUING A REFUND FOR ACCRUED INTEREST, PREMIUM AND PENALTIES TO ALPINE CENTRAL INVESTMENTS LLC IN THE AMOUNT OF \$223.28.

WHEREAS, Alpine Central Investments LLC acquired Tax Sale Certificate # 24-00270 for delinquent Water/Sewer during the City's Tax Sale on July 1, 2024; and

WHEREAS, this property should not have gone to Tax Sale because it was demolished and should not have been billing; and

WHEREAS, Tax Sale Certificate # 24-00270 should be cancelled and the total amount of \$223.28 be refunded to Alpine Central Investments LLC, which includes all accrued interest, penalties and fees; and

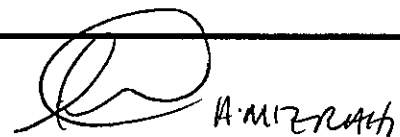
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange Township, County of Essex, State of New Jersey, hereby authorizes the Tax Collector to refund Alpine Central Investments LLC in the amount of \$223.28; and

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

Adopted: August 7, 2024

Joyce Lanier
Municipal Clerk

Adrienne Wooten
Council President



Certificate: 24-00270
Prop Loc: 235 MAIN STREET

Owner: BOU, VINCENT & KIM, DOO SUN
Address: 235 MAIN ST/FASHION CITY
ORANGE, N.J. 07050

Type of Lien: Outside
Interest Rate: 2.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 1901. 21.
Sale Date: 07/01/24
Redemption Calculation Date: 08/30/24
Include Current Charges: N

Holder Name: ALPINE CENTRAL INVESTMENTS LLC
Address: 528 LAFAYETTE AVENUE
HAWTHORNE, NJ 07506

Holder Id: 00000389

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Water	160.00	6.47	166.47
		Cost:	40.00
		Total Certificate:	206.47
#Days: 59 Per Diem:	0.011471	Int on Cert:	0.68
		Redemption Penalty (2.00 %):	4.13
		Total:	211.28

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	166.47	0.55	167.02
Total Water	166.47	0.55	167.02
Certificate Cost	40.00	0.13	40.13

LIEN REDEMPTION:

Principal:	206.47	
Redemption Penalty (2.00 %):	4.13	
Interest:	0.68	
Other Fees:	12.00	
TOTAL REDEMPTION:	223.28	Total Per Diem: 0.011471

Account Id: 552 - 0 Type: COM Section: Outside Lien
 Prop Loc: 235 MAIN STREET Location Id: 552
 Serv Loc: 235 MAIN ST ORANGE Owner: BOU, VINCENT & KIM, DOO SIA
 City Id: Block: 1981 21 Bill To: BOU, VINCENT
 Legacy ID: 0665210800

Recent Billings:

Service Types	Billing Date	Due Date	Amount Billed	Amount Due	Usage	Principal Balance	Interest
Wat/Sew	05/09/22	07/01/22	99.68	-4.09		-4.09	0.00
Wat/Sew	03/04/22	04/01/22	155.75	0.00		0.00	0.00
Wat/Sew	12/01/21	01/01/22	175.08	0.00		0.00	0.00
Wat/Sew	09/03/21	10/01/21	185.06	0.00		0.00	0.00
Wat/Sew	06/02/21	07/01/21	185.06	0.00		0.00	0.00
Wat/Sew	03/02/21	04/01/21	185.06	0.00		0.00	0.00
Wat/Sew	12/02/20	01/01/21	185.06	0.00		0.00	0.00
Wat/Sew	09/01/20	10/01/20	185.06	0.00		0.00	0.00

Recent Payments & Adjustments:

Type	Date	Amount	Info
Payment	01/27/23	259.52	CS
Payment	03/10/22	175.08	CS
Payment	10/15/21	185.06	CS

Current Balances:

Principal:	-4.09
Interest:	.00
Total:	-4.09
Deposit:	.00

Water Cycle: 4 Status: Inactive Sewer Cycle: 4 Status: Inactive

Active Dates: Active Date:

Albert Park

From: Paula Ferreira
Sent: Tuesday, July 23, 2024 10:17 AM
To: Albert Park
Subject: FW: 235 Main st lien cancellation - 24-00270

Albert,

Please do a resolution to cancel this lien; should not have gone to tax sale for water because building was demolished.

Print and attach this email.

From: David Butcher <dbutcher@orangenj.gov>
Sent: Thursday, July 18, 2024 5:01 PM
To: Paula Ferreira <pferreira@orangenj.gov>
Subject: 235 Main st lien cancellation - 24-00270

Paula,

Please cancel the above lien. Property is demolished in 2022 and the fire line imported active with the conversion from Veolia.

Thank you.

David Butcher
Assistant Tax Collector / Water
City of Orange Township
29 North Day Street
Orange, NJ 07050
973.952.6105 (Office)

