

CITY COUNCIL

The City of Orange Township, New Jersey

DATE December 3, 2024

NUMBER 534-2024

TITLE: A RESOLUTION AUTHORIZING THE CANCELLATION OF TAX SALE CERTIFICATE # 24-00289 ON BLOCK 5004 LOT 28 ALSO KNOWN AS 575 NASSAU STREET IN ADDITION TO ISSUING A REFUND FOR ALL ACCRUED INTEREST, PREMIUM AND PENALTIES TO OCTAVIAS SHORTTERMRENTALS COMP IN THE AMOUNT OF \$460.96.

WHEREAS, Octavias Shorttermrentals Comp acquired Tax Sale Certificate #24-00289 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 owner paid prior to Tax Sale; and

WHEREAS, Tax Sale Certificate #24-00289 should be cancelled and the total amount of \$460.96 be refunded to Octavias Shorttermrentals Comp, 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 Octavias Shorttermrentals Comp in the amount of \$460.96; and

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

Adopted: December 3, 2024

Joyce Lanier
Municipal Clerk

Adrienne Wooten
Council President


A. WOOTEN

Range: 3658-0 to 3658-0
 Year: First to Last
 Period: 1 to 12
 Date: 01/01/22 to 10/10/24
 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	Balance
Bill To Name			Address	
Cycle				
Date	Type	Yr/Prd	Code Meth Check No Description	Apply To Principal Interest Balance
3658-0	RES		575 NASSAU STREET	**Outside Lien**
575 NASSAU LLC			4608 3RD AVE	Brooklyn, NY 11220
Water: 3	Sewer: 3			
10/02/24	Bill	24 5	Water WC1 1420192234	805.04 1,430.14
10/02/24	Bill	24 5	Sewer SC1 1420192234	625.10 625.10
07/31/24	Payment	24 3	Sewer SEW CK 1359 OWNER	219.60- 0.00 0.00
07/31/24	Payment	24 3	Water WAT CK 1359 OWNER	299.15- 0.00 219.60
07/02/24	Bill	24 3	Water WC1 1420192234	299.15 518.75
07/02/24	Bill	24 3	Sewer SC1 1420192234	219.60 219.60
04/18/24	Payment	24 2	Sewer SEW CK 1338 OWNER	225.74- 0.00 0.00
04/18/24	Payment	24 2	Water WAT CK 1338 OWNER	305.13- 0.00 225.74
04/02/24	Bill	24 2	Water WC1 1420192234	305.13 530.87
04/02/24	Bill	24 2	Sewer SC1 1420192234	225.74 225.74
02/08/24	Payment	24 1	Water WAT CK 3867333223 ONLINE PAYMENT	221.37- 0.00 0.00
02/08/24	Payment	24 1	Sewer SEW CK 3867333223 ONLINE PAYMENT	153.60- 0.00 221.37
01/29/24	Payment	24 1	Sewer SEW CK 3866567510 trf pymnt frm 6775-0	66.00- 0.00 374.97
01/29/24	Payment	24 1	Water WAT CK 3866567510 trf pymnt frm 6775-0	77.78- 0.00 440.97
01/05/24	Bill	24 1	Water WC1 1420192234	299.15 518.75
01/05/24	Bill	24 1	Sewer SC1 1420192234	219.60 219.60
11/29/23	Adjust	23 4	Water ZZZ ZERO BAL ADJ	11.70- 0.00 0.00
11/29/23	Adjust	23 4	Sewer ZZZ ZERO BAL ADJ	7.90- 0.00 11.70
11/29/23	Adjust	23 2	Water ZZZ ZERO BAL ADJ	0.00 5.04 19.60
11/29/23	Adjust	23 2	Sewer ZZZ ZERO BAL ADJ	0.00 3.42 19.60
11/29/23	Adjust	22 3	Water ZZZ ZERO BAL ADJ	0.00 6.66 19.60
11/29/23	Adjust	22 3	Sewer ZZZ ZERO BAL ADJ	0.00 4.48 19.60
10/10/23	Payment	23 4	Sewer ZSW CS CONVERT-PAY	371.44- 0.00 19.60
10/10/23	Payment	23 4	Water ZWP CS CONVERT-PAY	443.01- 0.00 391.04
10/10/23	Payment	23 3	Sewer ZSW CS CONVERT-PAY	7.90- 0.00 834.05
10/10/23	Payment	23 3	Water ZWP CS CONVERT-PAY	11.70- 0.00 841.95
10/02/23	Bill	23 4	Water WC6 Adjusted	454.71 853.65
10/02/23	Bill	23 4	Sewer SC3 Adjusted	379.34 398.94
07/13/23	Payment	23 3	Water ZWP CS CONVERT-PAY	104.51- 0.00 19.60
07/13/23	Payment	23 2	Sewer ZSW CS CONVERT-PAY	328.44- 0.00 124.11
07/13/23	Payment	23 2	Water ZWP CS CONVERT-PAY	308.32- 0.00 452.55
07/13/23	Payment	23 1	Sewer ZSW CS CONVERT-PAY	6.76- 1.14- 760.87
07/06/23	Bill	23 3	Sewer SC3 Adjusted	336.34 767.63
07/06/23	Bill	23 3	Water WC6 Adjusted	412.83 431.29
06/30/23	Payment	23 3	Sewer ZSW CS CONVERT-PAY	328.44- 0.00 18.46
06/30/23	Payment	23 3	Water ZWP CS CONVERT-PAY	296.62- 0.00 346.90
06/30/23	Payment	23 2	Sewer ZSW CS CONVERT-PAY	308.95- 0.00 643.52
04/27/23	Payment	23 4	Sewer ZSW CS CONVERT-PAY	0.00 0.00 952.47

Account Id	Type	Section	Property Location	Address					
Bill To Name									
Cycle									
Date	Type	Yr/Prd	Code Meth	Check No	Description	Apply To	Principal	Interest	Balance
3658-0	575	NASSAU STREET			Continued				
04/27/23	Payment	23 4	Water	ZWP CS	CONVERT-PAY		0.00	0.00	952.47
04/27/23	Payment	23 3	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	952.47
04/27/23	Payment	23 3	Water	ZWP CS	CONVERT-PAY		0.00	0.00	952.47
04/27/23	Payment	23 2	Water	ZWP CS	CONVERT-PAY		397.67-	0.00	952.47
04/27/23	Payment	23 2	Sewer	ZSW CS	CONVERT-PAY		0.00	3.42-	1,350.14
04/27/23	Payment	23 2	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	1,350.14
04/27/23	Payment	23 2	Water	ZWP CS	CONVERT-PAY		0.00	5.04-	1,350.14
04/27/23	Payment	23 2	Water	ZWP CS	CONVERT-PAY		0.00	0.00	1,350.14
04/27/23	Payment	23 1	Sewer	ZSW CS	CONVERT-PAY		206.70-	0.00	1,350.14
04/27/23	Payment	23 1	Water	ZWP CS	CONVERT-PAY		293.17-	1.68-	1,556.84
04/27/23	Payment	23 1	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	1,850.01
04/27/23	Payment	23 1	Water	ZWP CS	CONVERT-PAY		0.00	0.00	1,850.01
04/27/23	Payment	22 4	Sewer	ZSW CS	CONVERT-PAY		170.45-	2.28-	1,850.01
04/27/23	Payment	22 4	Water	ZWP CS	CONVERT-PAY		251.29-	3.36-	2,020.46
04/27/23	Payment	22 4	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	2,271.75
04/27/23	Payment	22 4	Water	ZWP CS	CONVERT-PAY		0.00	0.00	2,271.75
04/27/23	Payment	22 3	Sewer	ZSW CS	CONVERT-PAY		0.00	4.48-	2,271.75
04/27/23	Payment	22 3	Water	ZWP CS	CONVERT-PAY		0.00	6.66-	2,271.75
04/27/23	Payment	22 3	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	2,271.75
04/27/23	Payment	22 3	Water	ZWP CS	CONVERT-PAY		0.00	0.00	2,271.75
04/03/23	Bill	23 2	Water	WC6 Adjusted			705.99		2,271.75
04/03/23	Bill	23 2	Sewer	SC3 Adjusted			637.39		1,565.76
01/09/23	Penalty	23 1	Water	WLC			0.00	1.68	928.37
01/09/23	Penalty	23 1	Sewer	SLC			0.00	1.14	928.37
01/03/23	Bill	23 1	Water	WC6 Adjusted			293.17		928.37
01/03/23	Bill	23 1	Sewer	SC3 Adjusted			213.46		635.20
12/08/22	Penalty	22 4	Water	WLC			0.00	1.68	421.74
12/08/22	Penalty	22 4	Sewer	SLC			0.00	1.14	421.74
11/08/22	Penalty	22 4	Water	WLC			0.00	1.68	421.74
11/08/22	Penalty	22 4	Sewer	SLC			0.00	1.14	421.74
10/04/22	Bill	22 4	Water	WC6 Adjusted			251.29		421.74
10/04/22	Bill	22 4	Sewer	SC3 Adjusted			170.45		170.45
09/30/22	Payment	23 4	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 4	Water	ZWP CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 3	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 3	Water	ZWP CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 2	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 2	Water	ZWP CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 1	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	23 1	Water	ZWP CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	22 4	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	22 4	Water	ZWP CS	CONVERT-PAY		0.00	0.00	0.00
09/30/22	Payment	22 3	Sewer	ZSW CS	CONVERT-PAY		176.59-	0.00	0.00
09/30/22	Payment	22 3	Water	ZWP CS	CONVERT-PAY		257.27-	0.00	176.59
09/30/22	Payment	22 3	Sewer	ZSW CS	CONVERT-PAY		0.00	4.48-	433.86
09/30/22	Payment	22 3	Sewer	ZSW CS	CONVERT-PAY		0.00	0.00	433.86
09/30/22	Payment	22 3	Water	ZWP CS	CONVERT-PAY		0.00	6.66-	433.86
09/30/22	Payment	22 3	Water	ZWP CS	CONVERT-PAY		0.00	0.00	433.86
09/30/22	Payment	22 2	Sewer	ZSW CS	CONVERT-PAY		158.16-	0.00	433.86
09/30/22	Payment	22 2	Water	ZWP CS	CONVERT-PAY		239.32-	0.00	592.02

Account Id	Type	Section	Property Location							
Bill To Name			Address							
Cycle	Date	Type	Yr/Prd	Code Meth	Check No	Description	Apply To	Principal	Interest	Balance
3658-0		575 NASSAU STREET				Continued				
09/30/22	Payment	22 2 Sewer		ZSW CS		CONVERT-PAY		0.00	0.00	831.34
09/30/22	Payment	22 2 Water		ZWP CS		CONVERT-PAY		0.00	0.00	831.34
09/09/22	Penalty	22 3 Water		WLC				0.00	3.33	831.34
09/09/22	Penalty	22 3 Sewer		SLC				0.00	2.24	831.34
08/10/22	Penalty	22 3 Water		WLC				0.00	3.33	831.34
08/10/22	Penalty	22 3 Sewer		SLC				0.00	2.24	831.34
07/06/22	Bill	22 3 Water		WC6 Adjusted				257.27		831.34
07/06/22	Bill	22 3 Sewer		SC3 Adjusted				176.59		574.07
04/04/22	Bill	22 2 Water		WC6 Adjusted				239.32		397.48
04/04/22	Bill	22 2 Sewer		SC3 Adjusted				158.16		158.16
01/21/22	Payment	22 1 Sewer		ZSW CS		CONVERT-PAY		143.84-	0.00	0.00
01/21/22	Payment	22 1 Water		ZWP CS		CONVERT-PAY		223.52-	0.00	143.84
01/05/22	Bill	22 1 Water		WC6 Adjusted				223.52		367.36
01/05/22	Bill	22 1 Sewer		SC3 Adjusted				143.84		143.84
									Prev. Bal:	0.00

NOTE: Prior Year/Period Principal IS included on this report.

Certificate: 24-00289
Prop Loc: 575 NASSAU STREET

Owner: 575 NASSAU, LLC
Address: 4608 3RD AVE.
BROOKLYN, N.Y. 11220

Type of Lien: Outside
Interest Rate: 8.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 5004. 28.

Sale Date: 07/01/24

Redemption Calculation Date: 11/06/24

Include Current Charges: N

Holder Name: OCTAVIAS SHORTTERMRENTALS COMP

Address: 92 BROOKSIDE ROAD
SUITE 103
WATERBURY, CT 06418

Holder Id: 00000390

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Water	421.74	6.75	428.49
		Cost:	0.00
		Total Certificate:	428.49
#Days: 125	Per Diem: 0.095220	Int on Cert:	11.90
	Redemption Penalty (2.00 %):		8.57
	Total:		448.96

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	428.49	11.90	440.39
Total Water	428.49	11.90	440.39

LIEN REDEMPTION:

Principal:	428.49
Redemption Penalty (2.00 %):	8.57
Interest:	11.90
Other Fees:	12.00
TOTAL REDEMPTION:	460.96
Total Per Diem:	0.095220