

RESOLUTION NO. 2025- 175

A RESOLUTION IMPOSING LIENS PURSUANT TO N.J.S.A. 40:48-2.12s3 AGAINST CERTAIN PROPERTIES IN THE CITY OF VINELAND FOR UNPAID PROPERTY REGISTRATION FEES IMPOSED PURSUANT TO SAID STATUTE AND VINELAND CITY CODE § 530-13.

WHEREAS, N.J.S.A. 40:48-2.12s3 authorizes municipalities to enact ordinances charging the creditor a property registration fee for properties that are in foreclosure and an additional fee if said property is determined to be vacant in accordance with the criteria set forth in N.J.S.A. 40:48-2.12s3;

WHEREAS, consistent with N.J.S.A. 40:48-2.12s3, Vineland City Code § 530-13 imposes property registration fees on such properties.

WHEREAS, the properties listed below are in foreclosure and some have been determined by the Department of Licenses and Inspections to be vacant and abandoned properties pursuant to N.J.S.A. 40:48-2.12s3 and Vineland City Code § 530-13.

WHEREAS, notices have been provided to the following creditors informing them of their respective obligations to pay the appropriate property registration fees, however, the creditors have failed to make payment.

WHEREAS, N.J.S.A. 40:48-2.12s3(d) provides that property registration fees allowed under said statute and imposed by municipal ordinance are considered a municipal charge pursuant to the tax sale law.

WHEREAS, the following charges have been certified, as set forth in Exhibit A, to City Council to be correct and due and owing from the Creditors or its agents as set forth on the list below.

WHEREAS, it is the desire of the City of Vineland to place a lien, in accordance with N.J.S.A. 40:48-2.12s3(d) against the properties set forth on the list below, in the amounts set forth on the list below, which are equal to the current unpaid property registration fees; now therefore,

BE IT RESOLVED by the Council of the City of Vineland that the following charges have been found to be correct and shall be charged against such lands:

Address	Block / Lot	Property Owner	Creditor/Agent	Amt.
343 E Butler Ave	7111 / 13	Jorge A. Justiniano Est.	TD Bank, NA	\$1,500
2528 Venezia Ave	6504 / 7	Joseph Govan	The Bank of New York	\$ 500

BE IT FURTHER RESOLVED, that the amount so charged shall forthwith become a lien upon such lands in accordance with the tax lien law and shall be added to and become a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and shall be collected and enforced by the City of Vineland Tax Collector; and

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to file a statement of the amount due the City for the unpaid property registration fees, along with a copy of this Resolution, with the Tax Collector of the City of Vineland; and

BE IT FURTHER RESOLVED that the Tax Collector shall file, by registered mail, with the owner of said property and parties in interest a copy of the municipal lien certificate.

Adopted: April 8, 2025

\_\_\_\_\_  
President of Council

pfs

ATTEST:

\_\_\_\_\_  
City Clerk

rgf

CERTIFICATION OF THE PUBLIC OFFICER OF UNPAID PROPERTY  
REGISTRATION FEES PURSUANT TO N.J.S.A. N.J.S.A. 40:48-2.12S3  
AND VINELAND CITY CODE§ 530-13.

1. Matteo Rabbai, being of full age, by way of Certification, states:
2. I am the Director of Licenses and Inspections and the Public Officer for the City of Vineland and fully familiar with the facts contained herein.
3. According to the records kept by the Department of Licenses and Inspections the following creditors, or their servicing agents, owe the following amounts as unpaid property registration fees pursuant to Vineland City Code § 530-13:

Address	Block Lot	Property Owner	Creditor/Agent	Amt.
343 E Butler Ave	7111 13	Justiniano Est, Jorge A	TD Bank	\$1,500
2528 Venezia Ave	6504 7	Govan, Joseph	Mr. Cooper/Nat. Star Mortgage	\$500

4. Each of the above creditors and/or their servicing agents have been notified of their respective obligations to pay the above amounts to the City of Vineland.
5. More than thirty (30) days have passed since each of the above creditors were so notified, and the above registration fees have not been paid.
6. 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.

Date: 3/31/2025

*Matteo R Rabbai*

\_\_\_\_\_  
MATTEO RABBAI, PUBLIC OFFICER