

Johnson, Delois

MUL-20-0364-CU19

From: Golinski, Ana
Sent: Monday, June 15, 2020 12:50 PM
To: Johnson, Delois
Subject: Golden : OPRA request - 184-186 Hawthorne Ave

Please process and advise requester accordingly.

Ana Golinski, OPRA Unit Manager
Office of the City Clerk
City Hall
920 Broad Street . Room 415A
Newark, NJ 07102
Tel: 974-424-4116
Fax: 973-733-4893
golinskia@ci.newark.nj.us

From: Louis, Kenneth <LouisK@ci.newark.nj.us>
Sent: Friday, June 12, 2020 4:31 PM
To: OPRA
Subject: Fw: OPRA request - 184-186 Hawthorne Ave

From: Margarita Golden <opra+request-14313-744413b1@requests.opramachine.com>
Sent: Thursday, June 11, 2020 11:14 PM
To: Louis, Kenneth <LouisK@ci.newark.nj.us>
Subject: OPRA request - 184-186 Hawthorne Ave

Dear Newark City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Open permits

ENG, NRS, BHD

CITY CLERK'S OFFICE
NEWARK, N.J.

2020 JUN 16 P 2:40

Property Violations

Confirmation that the property is or is not subject to rent registration Confirmation of legal usage.

Yours faithfully,

Margarita Golden

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-14313-744413b1@requests.opramachine.com

Is Louisk@ci.newark.nj.us the wrong address for OPRA requests to Newark City? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=newark_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
<https://opramachine.com/help/officers>

View this OPRA request & responses online:
https://opramachine.com/request/184_186_hawthorne_ave

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

CITY CLERK'S OFFICE
NEWARK, N.J.

2020 JUN 16 P 2:40

Newark

Department of Economic & Housing Development
Office of Boards and Commissions

Division of Rent Control Board

920 Broad Street, Room 111
Newark, New Jersey 07102
Tel: 973-733-3675, Fax: 973-623-8040

Ras J. Baraka
Mayor

Allison Ladd
Deputy Mayor/Director

Jacquea A. Lee
Rent Regulation Officer

rentcontrol@ci.newark.nj.us
www.newarknj.gov/departments/rentcontrol

September 15, 2020

City Clerk's Office
920 Broad Street, Room 415A
Newark, New Jersey 07102

Subject: MUL-20-0364 CV19
Rent Registration(s) for: 184-186 Hawthorne Ave., Newark, NJ 07112

To whom it may concern:

As per the above OPRA, a diligent search of our files revealed that the property in question is current with the Registration Requirements as per Title XIX, Rent Control, Chapter II: Rent Control Regulations; Rent Control Board.

I have attached any relative documents as it relates to the request.

The filing of a Rent Registration statement does not constitute a determination by the Rent Control Board and/or Office as to the Legality of the Rent set forth in this statement.

I trust that you will make the necessary arrangements for the information to get to the person who made the initial request.

Respectfully,



Jacquea A. Lee
Rent Regulation Officer

Department of Economic & Housing Development
Office of Boards and Commissions

Rent Control Board

920 Broad Street, Room 110
Newark, New Jersey 07102
Tel 973-733-3675, Fax 973-733-6366

SEP 15 2020

CITY OF NEWARK, NJ

Carmelo Garcia
Deputy Mayor and Director

Jacquie Lee
Rent Regulation Officer

rent_control@ci.newark.nj.us
www.newarknj.gov/departments/rentcontrol

RENT REGISTRATION FORM

BLOCK # 3579 LOT # 5 WARD South
184-186 Hawthorne Ave, Newark, N.J. 07112
ADDRESS OF SUBJECT DWELLING
Rickey Crumbly (862) 596-2817
PROPERTY OWNER'S NAME EMAIL & TELEPHONE #
1095 Grove Street, Irvington, N.J. 07111
PROPERTY OWNER'S ADDRESS CITY STATE ZIP CODE

NAME OF MANAGING AGENT TELEPHONE #

ADDRESS CITY STATE ZIP CODE

NAME OF SUPERINTENDENT AND/OR MAINTENANCE COMPANY TELEPHONE #

(1) PROPERTY DESCRIPTION: TOTAL RESIDENTIAL UNITS: 3 COMMERCIAL UNITS

- A. OWNER OCCUPIED: YES () NO (☒) Please note additional documentation will be required to verify occupancy
- B. LODGING, ROOMING OR BOARDING: YES () NO (☒)
- C. NUMBER OF STORIES: 3 IS BASEMENT RENTED?: YES () NO (☒) IS ATTIC RENTED?: YES () NO ()
- D. HEATING FUEL:
1. OIL () 2. GAS (☒) 3. ELECTRICITY () 4. COAL () 5. COMBINATION ()
6. OTHER () EXPLAIN: _____
- E. CENTRAL HEATING SYSTEM: YES () NO ()
1. STEAM () 2. HOT AIR (☒) 3. SPACE HEATER ()
- F. NUMBER OF DWELLING UNITS: (THIS SECTION PERTAINS TO ALL UNITS WITH KITCHEN AND BATHROOM FACILITIES IN THE SUBJECT HOUSE, APARTMENT BUILDING, ETC.)
1. Number of Efficiencies _____ 3. Number of Two-Bedroom units 2
2. Number of One Bedroom units _____ 4. Number of Three-Bedroom units _____

(2) HOUSING SERVICES: RENT INCLUDES: (MARK "YES" IF SERVICE/APPLIANCE IS INCLUDED IN RENT)

- | | | | |
|-----------------|--|------------------------|--|
| 1. Water | Yes (☒) No () | 8. Garbage Disposal | Yes () No (☒) |
| 2. Heat | Yes () No (☒) | 9. Dishwasher | Yes () No (☒) |
| 3. Hot Water | Yes () No (☒) | 10. Washer & Dryer | Yes () No (☒) |
| 4. Electricity | Yes () No () | 11. Off Street Parking | Yes () No (☒) |
| 5. Gas | Yes () No (☒) | 12. Indoor Parking | Yes () No (☒) |
| 6. Stove | Yes (☒) No () | 13. Air Conditioning | Yes () No (☒) |
| 7. Refrigerator | Yes () No () | 14. Furniture | Yes () No (☒) |

184-186 Hawthorne Ave, Newark NJ 07102
ADDRESS OF SUBJECT DWELLING

IS THE ENTIRE BUILDING SUBSIDIZED? Yes () No (X) ARE THERE ANY SUBSIDIZED UNITS? Yes () No (X)
IF YES, NAME AND /OR NUMBER OF PROGRAM: _____

PLEASE ATTACH COPY OF SECTION 8, HUD, OR OTHER SUBSIDY CONTRACT FOR TENANTS WITH SUBSIDIES

TENANCY INFORMATION

AT THE EXPIRATION OF A LEASE OR AT THE TERMINATION OF THE LEASE OF A PERIODIC TENANT, NO LANDLORD MAY REQUEST OR RECEIVE AN INCREASE GREATER THAN THE CONSUMER PRICE INDEX-URBAN (CPI-U) FOR THE PREVIOUS TWELVE (12) MONTHS FOR THE NEW JERSEY AREA, AS ESTABLISHED BY THE FEDERAL BUREAU OF LABOR STATISTICS. IN NO CASE SHALL THE ALLOWABLE RENT INCREASE EXCEED FOUR (4%) PERCENT. THE ALLOWABLE ANNUAL INCREASE WILL NOT BE PERMITTED, IF THE DWELLING IS NOT IN SUBSTANTIAL COMPLIANCE AND/OR IF THE LANDLORD HAS NOT MET THE REGISTRATION REQUIREMENTS AS SPECIFIED IN THIS SUBSECTION 19.2.9.8.
[NOTE: IF VACANT, PLEASE WRITE "VACANT" NEXT TO APT/UNIT #, AND COMPLETE FORM BASED ON LAST RENT PAID. DO NOT LEAVE ANY LINES BLANK]

(MONTHLY RENT SCHEDULE (PLEASE INCLUDE BATHROOM(S) IN THIS PORTION)

(A) APT	(B) # OF RMS	(C) TENANT LAST NAME	(D) APTS. WITH SUBSIDY (Y)	(E) PORTION TENANT PAYS	(F) PREVIOUS MONTHLY RENT	(G) MONTH & YEAR OF INCREASE	(H) CPI-U %	(I) AMOUNT OF INCREASE	(J) CURRENT ACTUAL RENT (F + I)
1st	5	DANA WALLER	N/A	100%	\$800.00	04/20	2.5%	\$20.00	\$820.00
2nd	5	ERICA DIAZ	N/A	100%	\$740.00	04/20	2.5%	\$18.50	\$758.50
3rd	5	GUINDA RIVERA	N/A	100%	\$800.00	04/20	2.5%	\$20.00	\$820.00
							%		
							%		
							%		
							%		
							%		
							%		
							%		
							%		

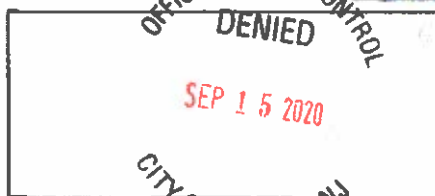
FEEL FREE TO COPY PAGE

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 RENT CONTROL ORDINANCE.

LANDLORD'S NAME: Richard Crumley
(PLEASE PRINT)

LANDLORD'S SIGNATURE: Richard Crumley

Date: 3/2/2020



This box is for Office of Rent Control

184-186 HAWTHORNE AVE, NEWARK NJ 07102

ADDRESS OF SUBJECT DWELLING

PARKING REGISTRATION

(A) APT	(B) PARKING SPOT #	(C) TENANT LAST NAME	(D) PREVIOUS MONTHLY PARKING FEE	(E) MONTH & YEAR OF INCREASE	(F) CPI-U %	(G) AMOUNT OF INCREASE	(H) CURRENT ACTUAL PARKING FEE (D+G)
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	

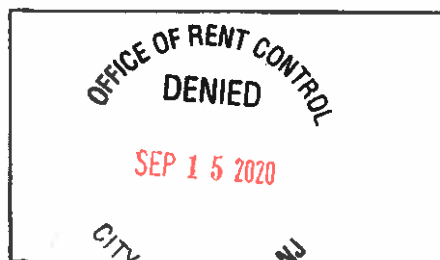
FEEL FREE TO COPY PAGE

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 RENT CONTROL ORDINANCE.

LANDLORD'S NAME Rickey Crumblay
(PLEASE PRINT)

LANDLORD'S SIGNATURE: Rickey Crumblay

Date: 08/11/2020



This box is for Office use only.