



Office of the City Clerk



SONIA L. GORDON, RMC
City Clerk

CITY HALL - 3RD FLOOR
155 MARKET STREET
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1310
FAX: (973) 321-1311

January 19, 2022

opra+request-28609-b896f0e2@requests.opramachine.com

Mr. Adam Zweibel

FILE NO: CA22:0040

Dear Mr. Zweibel:

Enclosed please find the information you have requested from the City of Paterson under the Open Public Records Act (OPRA).

The response is in full and final satisfaction of your OPRA request submitted to the City Clerk's Office.

If you have additional questions, please submit a new OPRA request.

Sincerely,

SONIA L. GORDON
CITY CLERK

/th

Enc.

CA22:0040
Due Date: 1/14/2022

Jacqueline Murray

From: Adam Zweibel <opra+request-28609-b896f0e2@requests.opramachine.com>
Sent: Wednesday, January 5, 2022 4:13 PM
To: Opra Request
Subject: OPRA request - 282 Broadway Rent Roll

Dear Paterson 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:
please send the latest registered rent roll for 282 Broadway thanks

Yours faithfully,

Adam Zweibel

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-28609-b896f0e2@requests.opramachine.com

Is oprarequest@patersonnj.gov the wrong address for OPRA requests to Paterson City? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=paterson_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/282_broadway_rent_roll

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.

RECEIVED
CITY OF PATERSON, NJ
2022 JAN -6 1 A 8:51
SONIA L. GORDON
CITY CLERK

CITY OF PATERSON
DEPARTMENT OF HEALTH & HUMAN SERVICES

OSHIN CASTILLO
DIRECTOR

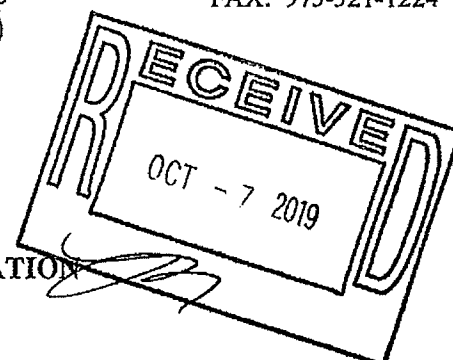
OFFICE OF RENT LEVELING

JAHLEEL MONET
RENT ADMINISTRATOR



ANDRÉ SAYEGH
MAYOR
PROPERTY REGISTRATION

125 ELLISON STREET
1ST FLOOR
PATERSON, NJ 07505
PHONE: 973-321-1242
FAX: 973-321-1224



BLK _____
LOT _____

SECTION I: PURSUANT TO SECTION 381-4 K OF THE PATERSON RENT LEVELING ORDINANCE, A REGISTRATION FORM MUST BE FILED IF YOUR PROPERTY HAS TWO (2) OR MORE RESIDENTIAL RENTAL UNITS. BOTH SIDES MUST BE COMPLETED. ACCORDING TO SECTION 381-22 B, FAILURE TO COMPLY SHALL BE PUNISHABLE BY A FINE OF NOT MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00), IMPRISONMENT FOR NOT MORE THAN NINETY (90) DAYS, OR ANY COMBINATION THEREOF. ALL FORMS MUST BE RETURNED TO THE DEPT. OF HUMAN SERVICES, OFFICE OF RENT LEVELING, 125 ELLISON STREET, 1ST FLOOR, PATERSON, N.J. 07505, WITHIN 30 DAYS. CALL RENT LEVELING OFFICE AT 973-321-1242, EXT. 2285, WITH ANY QUESTIONS.

1. ADDRESS OF PROPERTY: 282 Broadway Ave, Paterson, NJ 07501

2. WAS PROPERTY BUILT PRIOR TO DECEMBER 23, 1999? ☒ YES () NO

3. NAME OF LEGAL OWNER: 282 Broadway Ave LLC

4. ADDRESS: 5014 16 Ave Suite 499, Brooklyn, NY 11204

5. TELEPHONE #: 718-289-0928

6. EMAIL: Mosh@alequities.com

NAME OF PERSON OR AGENT AUTHORIZED TO RECEIVE PAPERS AND NOTICES FROM THE CITY OF PATERSON, THE RENT LEVELING OFFICE OR OFFICIAL AGENCIES ON BEHALF OF THE OWNER:

Shea Green
(NAME)

5014 16 Ave Suite 499, Brooklyn, NY 11204
(ADDRESS)

7. TYPE OF PROPERTY: *Check all that apply*

() TWO-FAMILY HOUSE
() OWNER OCCUPIED

(x) MULTI-FAMILY DWELLING
() MIXED COMMERCIAL/RESIDENTIAL

NUMBER OF RESIDENTIAL RENTAL UNITS

8. IS THE PROPERTY FINANCED BY A MORTGAGE INSURED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OR THE NEW JERSEY MORTGAGE AND HOUSING FINANCE AGENCY?
() YES (x) NO IF YES, ATTACH DOCUMENTATION.

9. DOES THE OWNER RECEIVE SECTION 8 RENTAL SUBSIDY PAYMENTS? (x) YES () NO

Rent Roll

As of 10/7/2019

V2

282 Broadway Ave LLC
282 Broadway
Paterson, NJ 07501

Unit	Name	Unit Type	Sq Ft	Status	Subs Type	Base
101	EUSTAQUIO, JOSE	4				\$ 1,570.00
102	SINGLETARY, DESEAM M.	2.5				\$ 1,070.00
103	MITCHELL, CURTIS	3				\$ 1,220.00
104	APONTE, HILDA R.	3			S8	\$ 1,200.00
105	Stephens, Kimberly	3			S8	\$ 1,231.00
106	AYALA, ANA	2.5				\$ 1,070.00
107	Johnson, Lavar	2.5				\$ 1,050.00
108	BOOKER, MONA	3			S8	\$ 1,428.00
201	THOMAS, ISIS	4				\$ 1,220.00
202	Samuels, Nyasha	2.5				\$ 1,075.00
203	GARCIA, SERGIO	3				\$ 1,170.00
204	FREDRICKS, CHERYL	3				\$ 1,170.00
205	SENCE, MERCEDES	3				\$ 1,250.00
206	Jones, Fauslina	2.5				\$ 1,075.00
207	Wilson, Margie	2.5				\$ 1,075.00
208	Williams, Kenyetta N.	3				\$ 1,200.00
301	Benita nolasco	4				\$ 1,261.00
302	Ortiz, Alonle	2.5				\$ 1,075.00
303	BETHEA, SYNETTA	3				\$ 1,093.00
304	SAINT CYR GENEUS, RLANDE	3				\$ 1,170.00
305	sance mercedes	3				\$ 1,170.00
306	WALKER, BRIDGET	2.5				\$ 1,070.00
307	GATEWOOD, BARRY S.	2.5			S8	\$ 1,082.00
308	BOYER JUMENEZ, LOICEY R.	3				\$ 1,170.00
401	AMERICA, ANGULO	4				\$ 1,220.00
402	WILSON FIELDS, SHERLINDA	2.5				\$ 990.00
403	Vacant	3				\$ 1,170.00
404	ADAMS, DORAL	3			S8	\$ 1,214.00
405	SMITH, CORA	3			S8	\$ 1,180.00
406	PARKER, ROBERT LEE	2.5				\$ 1,095.00
407	SUPER	2.5				\$ 750.00
408	Samuels, Lisa	3				\$ 1,200.00
501	FRANCO, ANDRES	4				\$ 1,597.40
502	KOLODY, JOHN	2.5				\$ 1,090.00
503	FERNANDO, RIVERA	3				\$ 1,018.00
504	Mack, ShaQueen	3				\$ 1,170.00
505	COLEMAN, NYESHA	3				\$ 1,200.00
506	YOUGH, FRED	2.5				\$ 902.00
507	BARRINO, BROKEEM	2.5			S8	\$ 1,270.00
508	OLDEMAR, BERMUDEZ	3				\$ 1,700.00

(BOTH SIDES MUST BE COMPLETED FOR RESIDENTIAL RENTAL PROPERTY)

SECTION II: CURRENT RENTS ARE NOT TO INCLUDE SURCHARGES. FOR VACANT UNITS, PLEASE INCLUDE LAST RENT CHARGED BY YOU OR PRIOR OWNER AS THE CURRENT RENT.

EXAMPLE OF SERVICES PROVIDED: HEAT, HOT WATER, GAS, ELECTRICITY, ETC.

<u>APT. #</u>	<u># OF ROOMS</u>	<u>CURRENT RENT</u>	<u>DATE OF LAST INCREASE</u>	<u>NEXT INCREASE DATE</u>	<u>SURCHARGES</u>	<u>SERVICES PROVIDED</u>
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Heat
Hot
Water.

I CERTIFY THAT THE FOREGOING STATEMENTS SUBMITTED HERewith 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 IN ACCORDANCE WITH SECTION 381-22 OF THE CITY OF PATERSON RENT LEVELING ORDINANCE.

SG
SIGNATURE

10/7/19
DATE

SHED GREGG
PRINT NAME

PROPERTY MANAGER
(STATE YOUR RELATIONSHIP TO OWNER)