
Re: Formal Notice of Uninhabitable Conditions and Demand for Remediation

From Aldo E Cobaleda <acobaleda@hotmail.com>

Date Thu 10/30/2025 9:04 AM

To Aldo E Cobaleda <acobaleda@hotmail.com>; Amanda Gaspar <amandag@atlanticrdc.com>; Middlesex Management Customer Service <customerservice@middlesexmgmt.com>; BestRentNJ.com Customer Relations <residentrelations@bestrentnj.com>; Madelyn Vaz <madelynv@bestrentnj.com>; Edison Village <blueberryvillage@bestrentnj.com>; Larry Rivenbark <larryr@bestrentnj.com>; Abigail Myrie <abigailm@atlanticrdc.com>

Cc Skokowski, Janice <JSkokowski@edisonnj.gov>; dhcr@dca.nj.gov <dhcr@dca.nj.gov>

Dear Amanda,

I'm writing to follow up on my previous emails regarding the severe rodent infestation at Edison Village, 228 Forest Drive, Edison, NJ 08817. It's truly remarkable that despite my repeated reports and evidence, I've received complete silence from your team. I mean, who wouldn't want to respond to a tenant's pleas for help when their home is overrun with mice?

It's even more impressive that you're still managing to rent out these units, likely at a hefty profit, without addressing the underlying issues. The lack of response to my emails is not surprising, but it does reveal a lot about the team's priorities and leadership. I look forward to hearing from you soon, or rather, I won't hold my breath.

Since my last email, the situation has taken a turn for the worse. I've caught two more mice, bringing the total to at least six rodents in a short period. I've attached pictures of the latest rodents for your reference. It's clear that the infestation is out of control, and I'm not willing to tolerate it any longer.

Pursuant to the New Jersey State Sanitary Code (N.J.A.C. 5:10-5.1) and the implied warranty of habitability, I request that you take immediate action to rectify this situation.

Given the extraordinary circumstances, I respectfully request the following:

1. Terminate my lease without penalty or fees.
2. Provide a fair rent adjustment or reimbursement for the affected period.
3. Reimburse me for pest control expenses and related costs.
4. Cover expenses related to moving into new accommodations.

Please confirm receipt of this email and let me know when I can expect a response.

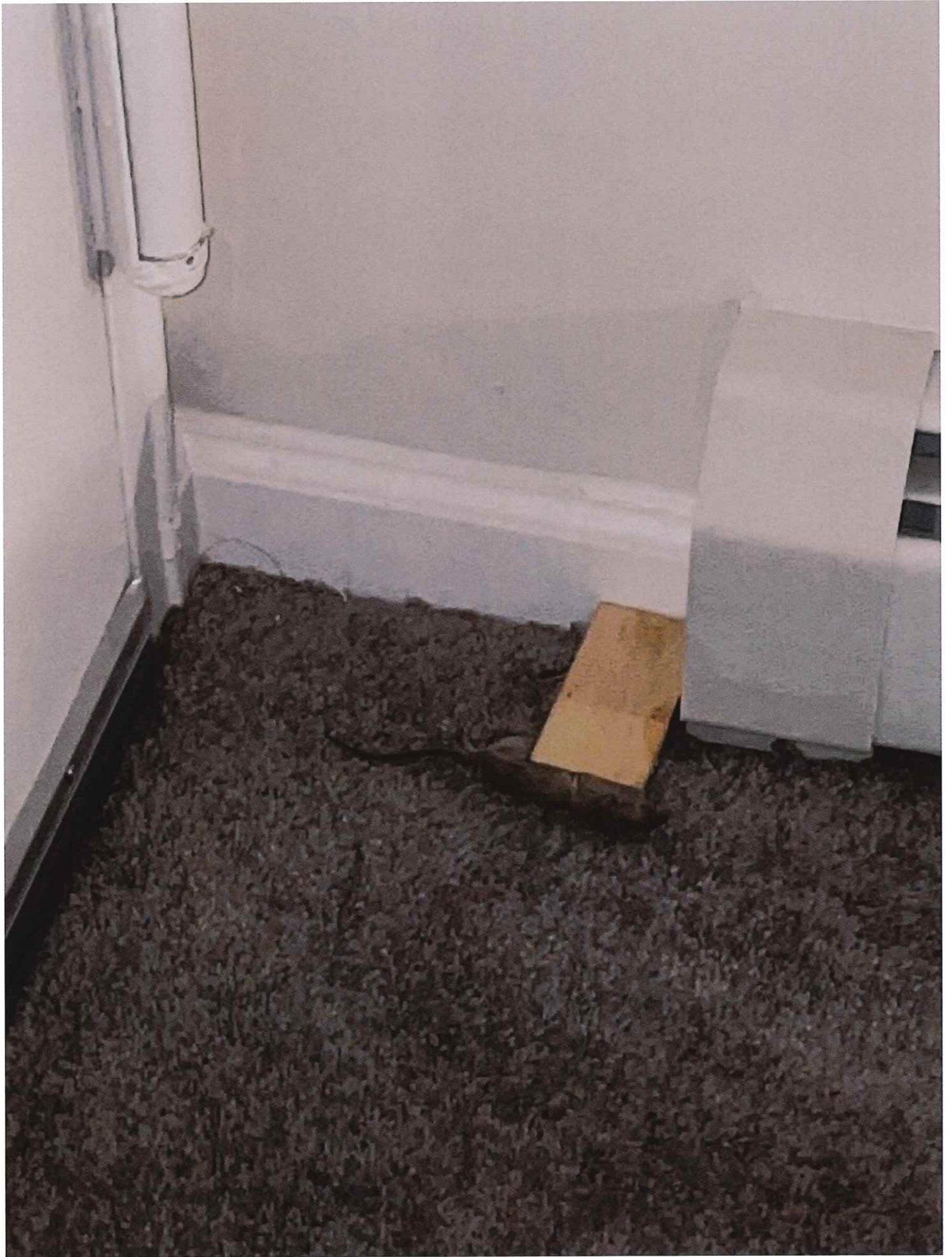
I'm eager to hear from you, but I'm not optimistic.

Sincerely,

Aldo Cobaleda

Sent from [Outlook](#)





From: Aldo E Cobaleda <acobaleda@hotmail.com>

Sent: Sunday, October 26, 2025 11:17 PM

To: Amanda Gaspar <amandag@atlanticrdc.com>; Middlesex Management Customer Service <customerservice@middlesexmgmt.com>; BestRentNJ.com Customer Relations <residentrelations@bestrentnj.com>; Madelyn Vaz <madelynv@bestrentnj.com>; Edison Village <blueberryvillage@bestrentnj.com>; Larry Rivenbark <larryr@bestrentnj.com>

Cc: Skokowski, Janice <jskokowski@edisonnj.gov>; dhcr@dca.nj.gov <dhcr@dca.nj.gov>

Subject: Formal Notice of Uninhabitable Conditions and Demand for Remediation

Dear Amanda,

I am writing to inform you that, due to the persistent mice infestation at **Edison Village - 228 Forest Drive, Edison, NJ 08817** I have decided to vacate the premises. This morning, I caught two more mice, which further emphasizes the severity and urgency of this issue. Despite my repeated reports, the infestation remains unresolved, and I can no longer tolerate the uninhabitable conditions.

Today I have secured alternative housing and will be moving out this week. Given the extreme circumstances, I believe it is reasonable to request the following:

1. Break my lease without penalty
2. Fair rent adjustment or reimbursement for the affected period.
3. Reimbursement for pest control expenses and related costs.
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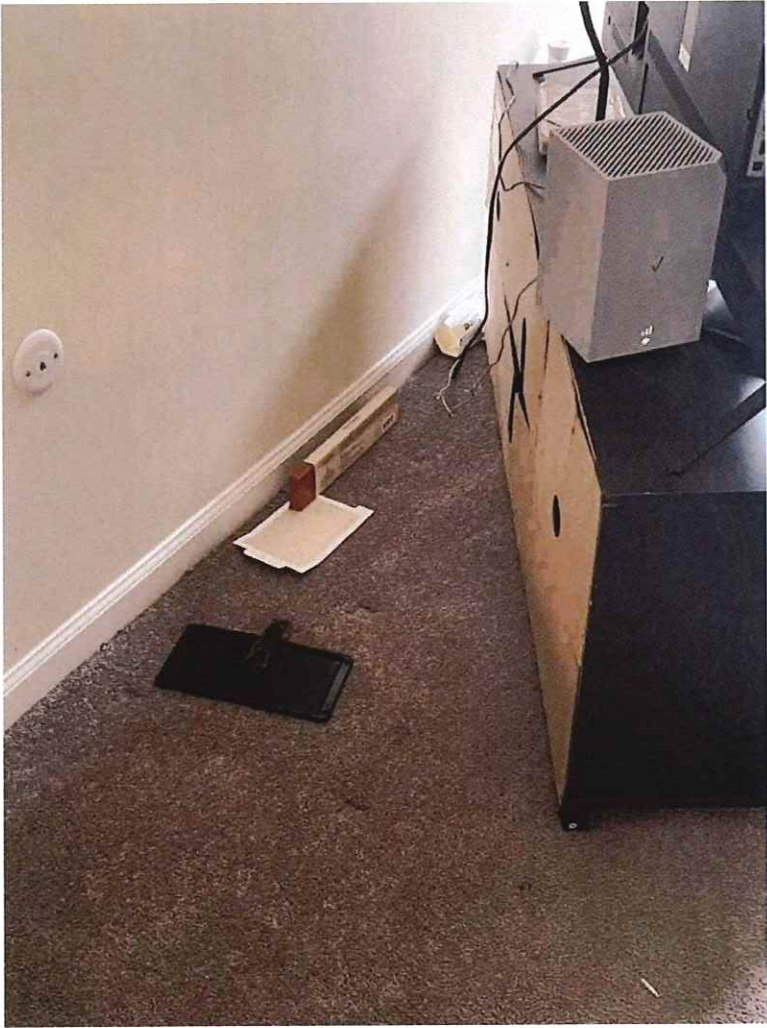
The persistent and egregious rodent infestation at the premises, as evidenced by the attached photographs of the two mice caught this morning, constitutes a significant and ongoing threat to my health, safety, and welfare. This condition renders the premises uninhabitable and is a clear breach of the implied warranty of habitability and the requirements of N.J.A.C. 5:10-5.1. If we can reach a settlement, I am confident we can avoid further action.

Please confirm receipt of this notification and let me know how we can move forward.

CC: Department of Housing and Community Affairs, Mrs. Janice from the Environmental Health Department of the City of Edison.

Sincerely,

Aldo Cobaleda
646-689-9273





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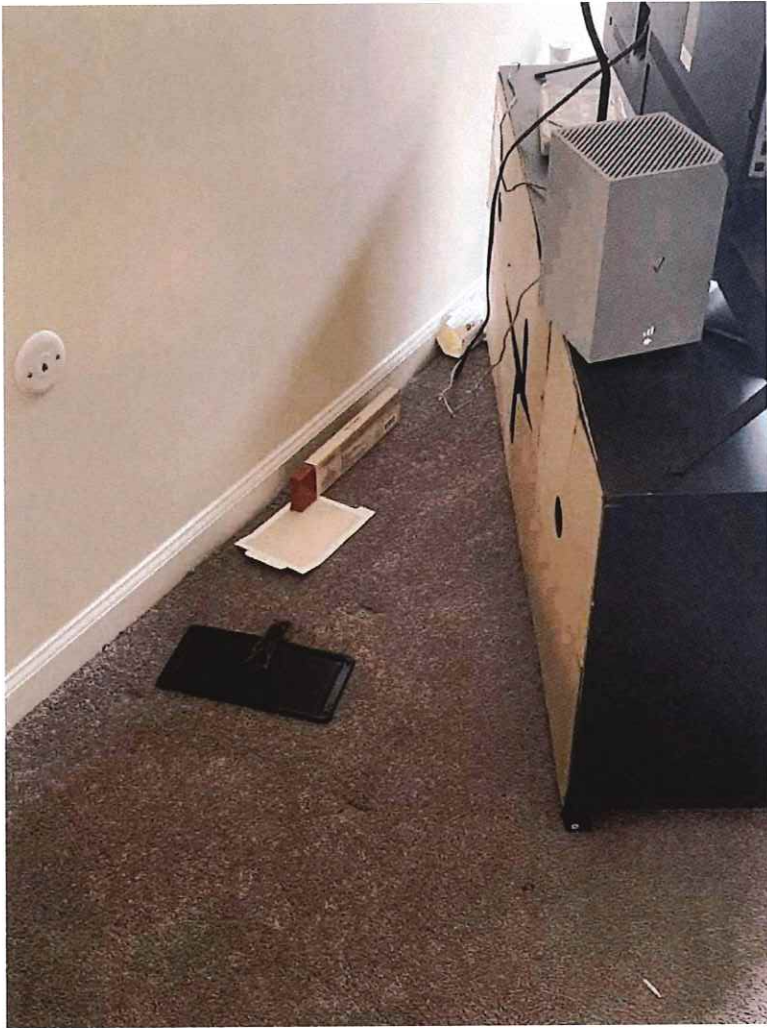
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Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

From Skokowski, Janice <JSkokowski@edisonnj.gov>

Date Mon 10/27/2025 8:42 AM

To Aldo E Cobaleda <acobaleda@hotmail.com>

Good morning Aldo,

Any person requesting information from the town must complete and OPRA (Open Public Records Act) form. It can be found on the township website, or you can create an account through opramachine.com

I am sorry you are still having issues at the apartment. I believe your neighbor has under 30 days to clean or Edison Village will take possession of the unit's contents, which will lead to a cleaning.



Janice Skokowski

REHS

Township of Edison

P: 732-248-6427

C: 732-427-3848

E: jskokowski@edisonnj.gov

From: Aldo E Cobaleda <acobaleda@hotmail.com>

Sent: Monday, October 27, 2025 8:28 AM

To: Skokowski, Janice <JSkokowski@edisonnj.gov>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good morning Janice,

Thank you for your email. I was wondering if it would be possible to obtain a copy of the summons that was issued to the neighbor and any other documentation related to this matter? I'd like to keep a record of the correspondence and actions taken.

If there's any additional information you can provide, I'd appreciate it. To be honest, this situation is getting out of control - I caught another one this morning. I'm becoming increasingly concerned about my health and safety.

I've already decided to leave this week, and I've cc'd you on my email to the building management. It's been very hard to get a hold of someone at the Department of Community Affairs - I sent them a letter already, but their phone isn't being answered. I'll keep trying.

Thank you for your time and assistance.

Best regards,

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Sent from [Outlook](#)

From: Skokowski, Janice <JSkokowski@edisonnj.gov>
Sent: Tuesday, October 21, 2025 8:47 AM
To: Aldo E Cobaleda <acobaleda@hotmail.com>
Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good morning Aldo,

I'm sorry you are still experiencing vermin problems. Edison Village did receive the summons, and one was also issued to your neighbor. This is all I am able to do. It might be a good idea to consult an attorney specializing in landlord/tenant issues.

I believe the tenant may be returning to his unit and that is possibly when the apartment will be cleaned. I will inform you of any new developments regarding that apartment.



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REHS

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P: 732-248-6427
C: 732-427-3848
E: jskokowski@edisonnj.gov

From: Aldo E Cobaleda <acobaleda@hotmail.com>
Sent: Monday, October 20, 2025 7:46 AM
To: Skokowski, Janice <JSkokowski@edisonnj.gov>
Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Janice,

I'm writing to update you that the situation has reached a critical point. I've caught 5 mice in the past 4 days, and I'm increasingly concerned about my health. The stress and anxiety are taking a toll on my mental well-being, and I'm finding it difficult to enjoy my home. Given my recent surgery, I'm currently not in a position to undertake a move, which makes it even more crucial that we address the rodent infestation issue promptly.

I've reached out to the Department of Community Affairs twice, but unfortunately, I haven't received a response. I'll follow up with a call today.

I appreciate your efforts, and I'm planning to visit the court today to seek guidance on my options. I hope we can find a resolution soon, as this situation is unsustainable.

Thank you for your attention to this matter.

Best regards,

Aldo Cobaleda

Sent from [Outlook](#)

From: Skokowski, Janice <JSkokowski@edisonnj.gov>
Sent: Wednesday, October 8, 2025 7:08 AM
To: Aldo E Cobaleda <acobaleda@hotmail.com>
Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good morning Aldo,

When it comes to tenants asking for guidance, I can only recommend they seek an attorney that specializes in Landlord/Tenant issues. I am not a lawyer and therefore cannot give advice, only enforce the ordinances and statutes in

place. There is a guide that might be helpful on the state website called "Truth in Renting." If you do a search, it will be provided by the DCA. Try: [t.i.r.pdf](#)

Edison Village is trying their best to get access into the apartment across the hall to clean.



Janice Skokowski

REHS

Township of Edison

P: 732-248-6427

C: 732-427-3848

E: jskokowski@edisonnj.gov

From: Aldo E Cobaleda <acobaleda@hotmail.com>

Sent: Tuesday, October 7, 2025 5:06 PM

To: Skokowski, Janice <JSkokowski@edisonnj.gov>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good morning Janice,

Thank you for addressing the rodent infestation issue in my apartment. Will the upcoming court proceedings cover compensation for the distress and inconvenience caused?

I'd appreciate guidance on how to proceed and explore options for a fair resolution, as I've experienced significant disruption and stress due to this issue.

I believe it's only fair that the quality of my living situation is reflected in the rent, considering the circumstances.

Do you have any recommendations or suggestions on how to move forward? I would appreciate any advice.

Best regards,

Aldo C

Sent from [Outlook](#)

From: Skokowski, Janice <JSkokowski@edisonnj.gov>

Sent: Monday, October 6, 2025 7:48 AM

To: Aldo E Cobaleda <acobaleda@hotmail.com>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good morning Aldo,

I'm sorry you are still having issues in your apartment. I have issued a ticket to Edison Village and the tenant across the hall. Court will be later this month. Edison Village will let me know if they can enter the apartment to clean. I believe that is the cause of the rodent issue. I will keep you updated.



Janice Skokowski

REHS

Township of Edison

P: 732-248-6427

C: 732-427-3848

E: jskokowski@edisonnj.gov

From: Aldo E Cobaleda <acobaleda@hotmail.com>

Sent: Saturday, October 4, 2025 9:09 AM

To: Skokowski, Janice <JSkokowski@edisonnj.gov>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Ms. Skokowski,

I hope this email finds you well. It's been over 2 weeks since your inspection and the subsequent visits from the exterminator. Unfortunately, I'm writing to inform you that the rodent infestation issue persists in my apartment. I've caught two more mice in the past few days, and I'm concerned about the health and safety implications.

Given the severity of the issue and the lack of effective action from the landlord, I'd like to request an update on the status of the summonses you issued. I'm also seeking guidance on the next steps I can take to hold the landlord accountable for providing a habitable living environment.

Could you please provide me with information on:

1. Any additional measures that can be taken to address the infestation?
2. Potential consequences for the landlord's failure to address this issue?

I'd appreciate any guidance or support you can offer in resolving this matter.

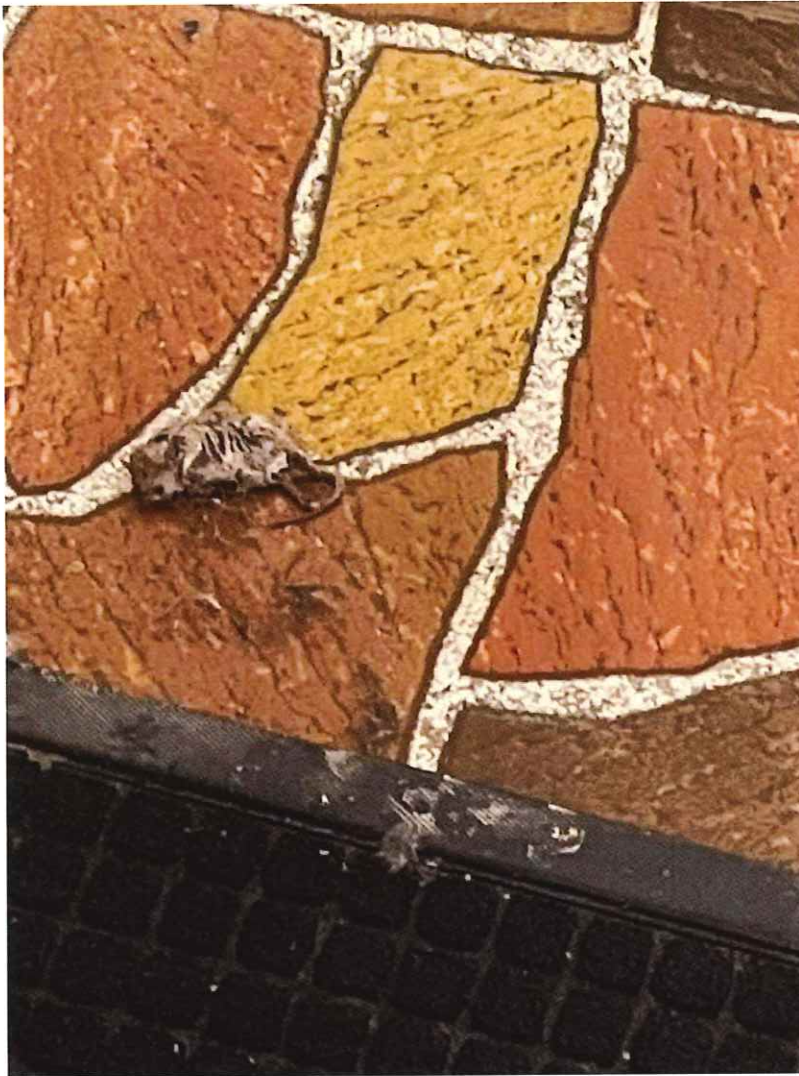
Please let me know if there's any further information I need to provide or if you'd like to schedule another inspection.

Thank you for your time and assistance.

Best regards,

Aldo C





Sent from [Outlook](#)

From: Skokowski, Janice <JSkokowski@edisonnj.gov>

Sent: Tuesday, September 23, 2025 2:52 PM

To: Aldo E Cobaleda <acobaleda@hotmail.com>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Good afternoon Aldo,

Thank you for the email. I have issued 2 summonses today, one for Edison Village for failing to exterminate the rodents and to the tenant in 227 for an unsanitary apartment. Hopefully this expedite the issue and you will no longer have mice in your apartment.

Have a great day.



Janice Skokowski
REHS

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P: 732-248-6427

C: 732-427-3848

E: jskokowski@edisonnj.gov

From: Aldo E Cobaleda <acobaleda@hotmail.com>

Sent: Tuesday, September 23, 2025 1:01 PM

To: Aldo E Cobaleda <acobaleda@hotmail.com>; Skokowski, Janice <JSkokowski@edisonnj.gov>

Cc: swapnil.kalkar@hotmail.com <swapnil.kalkar@hotmail.com>; Iamprajukrish@gmail.com <iamprajukrish@gmail.com>; Aldo E Cobaleda <aldo.cobaleda@gmail.com>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Ms. Skokowski,

I wanted to take a moment to express my sincere gratitude for your inspection! The exterminator visited yesterday and was candid about his findings. He sealed as many entry points as possible, but due to furniture obstruction, some areas remained inaccessible.

He plans to reschedule when assistance is available to move certain items, allowing him to complete the task.

He noticed mouse droppings around the apartment, especially in the furnace area, but the hotspot was significant rodent activity behind the dishwasher, where he found a huge hole and significant droppings.

I will keep you posted if any recurrent rodent activities continue, hopefully not....I also referred your contact information to the other building tenants who are experiencing increased rodent activity, particularly those on the lower floors, in case they need to reach out for assistance

Thank you again for your assistance and I look forward to hearing about any further steps.

Best regards,

Aldo Cobaleda

- I'm attaching the pictures that I took for case documentation if needed.





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From: Aldo E Cobaleda <acobaleda@hotmail.com>
Sent: Thursday, September 18, 2025 3:04 PM
To: jskokowski@edisonnj.gov <jskokowski@edisonnj.gov>
Cc: swapnil.kalkar@hotmail.com <swapnil.kalkar@hotmail.com>; iamprajukrish@gmail.com <iamprajukrish@gmail.com>; Aldo E Cobaleda <aldo.cobaleda@gmail.com>
Subject: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Ms. Skokowski,

I am writing to request your assistance in addressing a persistent rodent infestation issue at Edison Village Apartments, located at Forest Dr, Edison, NJ 08817. Despite my repeated reports to the landlord, the problem persists, and I have yet to receive a satisfactory response.

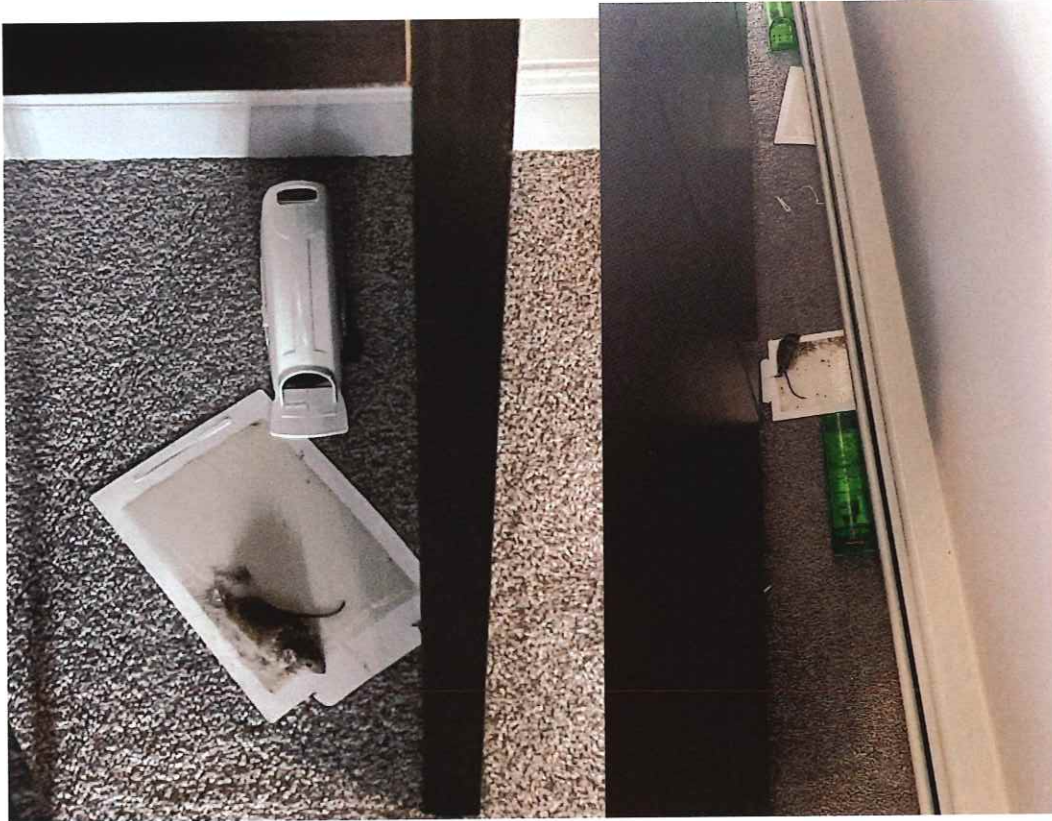
Recently, a pest control professional visited my apartment and noted a strong odor indicative of a widespread infestation throughout the building. Given the severity of the issue and the landlord's lack of effective action, I am reaching out to your department for support.

I respectfully request that an inspector be assigned to evaluate the property and work with the landlord to develop a comprehensive plan to address the infestation. I believe this would be a crucial step in ensuring the health and safety of all residents.

Details:

- Address: 228 Forest Dr, Edison, NJ 08817
- Issue: Severe rodent infestation
- Impact: Uninhabitable living conditions, health concerns

I have attached some photographs that provide evidence of the infestation. These images demonstrate the severity of the issue and the urgent need for action.



I would appreciate your prompt attention to this matter and any guidance you can provide on the next steps.

Thank you for your time and assistance.

Sincerely,

Aldo Cobaleda

Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

From Skokowski, Janice <JSkokowski@edisonnj.gov>
Date Mon 10/27/2025 8:42 AM
To Aldo E Cobaleda <acobaleda@hotmail.com>

Good morning Aldo,

Any person requesting information from the town must complete and OPRA (Open Public Records Act) form. It can be found on the township website, or you can create an account through opramachine.com

I am sorry you are still having issues at the apartment. I believe your neighbor has under 30 days to clean or Edison Village will take possession of the unit's contents, which will lead to a cleaning.



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Sent: Tuesday, September 23, 2025 1:01 PM

To: Aldo E Cobaleda <acobaleda@hotmail.com>; Skokowski, Janice <JSkokowski@edisonnj.gov>

Cc: swapnil.kalkar@hotmail.com <swapnil.kalkar@hotmail.com>; iamprajukrish@gmail.com <iamprajukrish@gmail.com>; Aldo E Cobaleda <aldo.cobaleda@gmail.com>

Subject: Re: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Ms. Skokowski,

I wanted to take a moment to express my sincere gratitude for your inspection! The exterminator visited yesterday and was candid about his findings. He sealed as many entry points as possible, but due to furniture obstruction, some areas remained inaccessible.

He plans to reschedule when assistance is available to move certain items, allowing him to complete the task.

He noticed mouse droppings around the apartment, especially in the furnace area, but the hotspot was significant rodent activity behind the dishwasher, where he found a huge hole and significant droppings.

I will keep you posted if any recurrent rodent activities continue, hopefully not....I also referred your contact information to the other building tenants who are experiencing increased rodent activity, particularly those on the lower floors, in case they need to reach out for assistance

Thank you again for your assistance and I look forward to hearing about any further steps.

Best regards,

Aldo Cobaleda

- I'm attaching the pictures that I took for case documentation if needed.





Sent from [Outlook](#)

From: Aldo E Cobaleda <acobaleda@hotmail.com>
Sent: Thursday, September 18, 2025 3:04 PM
To: jskokowski@edisonnj.gov <jskokowski@edisonnj.gov>
Cc: swapnil.kalkar@hotmail.com <swapnil.kalkar@hotmail.com>; iamprajukrish@gmail.com <iamprajukrish@gmail.com>; Aldo E Cobaleda <aldo.cobaleda@gmail.com>
Subject: Rodent Infestation Issue - Request for Inspection and Action - Edison Village Apartments

Dear Ms. Skokowski,

I am writing to request your assistance in addressing a persistent rodent infestation issue at Edison Village Apartments, located at Forest Dr, Edison, NJ 08817. Despite my repeated reports to the landlord, the problem persists, and I have yet to receive a satisfactory response.

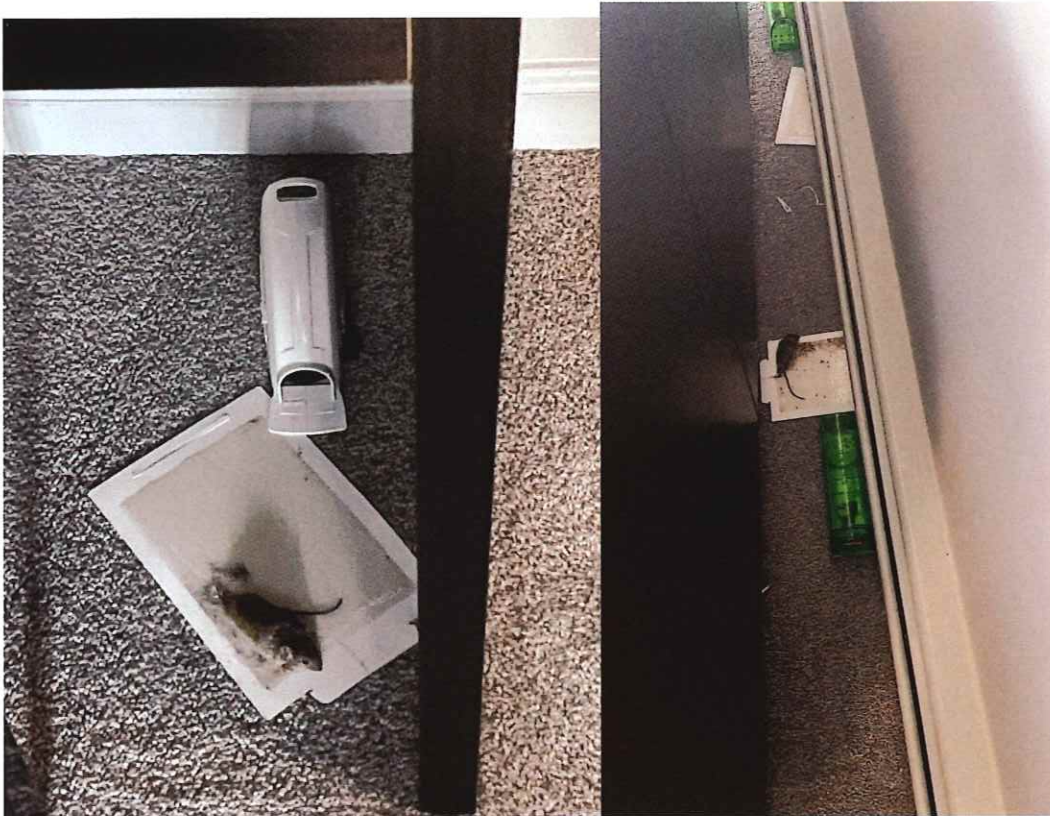
Recently, a pest control professional visited my apartment and noted a strong odor indicative of a widespread infestation throughout the building. Given the severity of the issue and the landlord's lack of effective action, I am reaching out to your department for support.

I respectfully request that an inspector be assigned to evaluate the property and work with the landlord to develop a comprehensive plan to address the infestation. I believe this would be a crucial step in ensuring the health and safety of all residents.

Details:

- Address: 228 Forest Dr, Edison, NJ 08817
- Issue: Severe rodent infestation
- Impact: Uninhabitable living conditions, health concerns

I have attached some photographs that provide evidence of the infestation. These images demonstrate the severity of the issue and the urgent need for action.



I would appreciate your prompt attention to this matter and any guidance you can provide on the next steps.

Thank you for your time and assistance.

Sincerely,

Aldo Cobaleda
