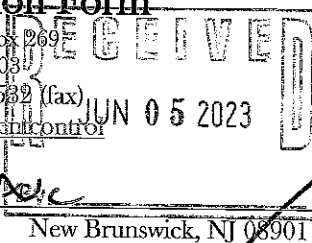




City of New Brunswick - Rent Control Office

2023 Rental Registration Form

25 Kirkpatrick Street - PO Box 269
New Brunswick, NJ 08903
732-745-5050 732-565-7532 (fax)
www.cityofnewbrunswick.org/rentcontrol



Office Use Only:

Fee: \$45 per unit Late Fee: \$25 per unit
(Late fee assessed if received after 4/30/2023)

Check # 121

Money order #

Total Amount Due for this location:

\$ 70.00

Check payable to: The City of New Brunswick

Rental Property Address: 45 EASTON AVE

Number of Units at this Address: 1

☐ Check Here if 2-Family Owner-Occupied

☐ Check Here if Paid, and Updating Only

Owner Email REQUIRED:

Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
GNN Associates	45 EASTON AVE	New Brunswick	NJ	08901			100
Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
If using a P.O. Box or other non-residential address for Mailing Address, then provide your actual HOME address here →	Physical Address	City	ST	Zip Code	Day Phone	Evening Phone	
Managing or Natural Member's Name if LLC, Corp., etc.:	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Emergency Contact Name	Address	City	ST	Zip Code	Day Phone	Evening Phone	
NATI Abiskiman	45 EASTON AVE	New Brunswick	NJ	08901			
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Agent for Property, if any	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Superintendent's Name	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Oil Fuel Provider	Address	City	ST	Zip Code	Day Phone	Evening Phone	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



City of New Brunswick - Rent Control Office - 2023 Residential Rental Registration Form

2023 Allowable Base Rent Increase (CPI) = up to 5.5%. Unit rent can only be increased once during every 12 months.

Property Address: 45 EATON AVE New Brunswick, New Jersey 08901

UNIT # OR LETTER	SQ. FT.	TOTAL # ROOMS	TOTAL # BEDROOMS	TOTAL # OCCUPANTS	PREVIOUS YEAR MONTHLY RENT	CURRENT MONTHLY RENT	AMOUNT OF LAST RENT INCREASE	EFFECTIVE DATE OF CURRENT LEASE *	Check Only if Landlord Pays for These Utilities			IS UNIT VACANT AT TIME OF REGISTRATION?
									HEAT & GAS	ELECTRIC	WATER & SEWER	
1	1500	7	5	5	3,300	3,300	-	06-01-23				-

* NOTE: If your lease is month-to-month or a verbal agreement, you must still provide this office with a "lease start date."

- The filing of the Rental Registration Form does not constitute a determination by the Rent Control Board and/or Office of the legality of the rent increase recorded by the landlord on this statement.
- Failure to register residential rental properties shall result in a disorderly person's violation and summonses being issued subject to penalties under Section 6-14 of the City of New Brunswick's municipal code with a mandatory court appearance and a minimum fine.

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated Chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information. In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Signature of Owner/Landlord or Authorized Representative

Date

05-28-23

2023



City of New Brunswick - Rent Control Office

2022 Rental Registration Form

PO Box 269 - 25 Kirkpatrick Street

New Brunswick, NJ 08903

732-745-5050 732-565-7532 (fax)

<http://www.cityofnewbrunswick.org/rentcontrol>

Office Use Only:

45 + 25 = 70.00

Fee: \$45 per unit Late Fee: \$25 per unit

(Late fee assessed if received after 4/30/2022)

Check #

Money order #

Total enclosed: \$

Check payable to: The City of New Brunswick

Rental Property Address: 45 EASTON AVE

New Brunswick, NJ 08901

Number of Units at this Address: 1

☐ Check Here if 2-Family Owner-Occupied

☐ Check Here if Updating Only

Owner Email REQUIRED: Najir Abdul D

Owner Name <u>GNN Associates</u>	Owner's Mailing Address: <u>45 EASTON AVE</u>	City <u>New Brunswick</u>	ST <u>NJ</u>	Zip Code <u>08901</u>	Day Phone [REDACTED]	Evening Phone [REDACTED]	% Share <u>100</u>
Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
Managing or Natural Member's Name if LLC, Corp., etc.:	Address	City	ST	Zip Code	Day Phone	Evening Phone	
If using a P.O. Box for Mailing Address, then, provide PHYSICAL address here →	Physical Address	City	ST	Zip Code	Day Phone	Evening Phone	
Emergency Contact Name <u>NAJIB ABISTEIMAN</u>	Physical Address <u>45 EASTON AVE</u>	City <u>New Brunswick</u>	ST <u>NJ</u>	Zip Code <u>08901</u>	Day Phone [REDACTED]	Evening Phone [REDACTED]	
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Agent for Property, if any	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Superintendent's Name	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Oil Fuel Provider	Address	City	ST	Zip Code	Day Phone	Evening Phone	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



City of New Brunswick - Rent Control Office - 2022 Residential Rental Registration Form

2022 Allowable Base Rent Increase (CPI) = 2.8%. Unit rent can only be increased once every 12 months.

Property Address: 45 EASTON AVE New Brunswick, New Jersey 08901

UNIT # OR LETTER	SQ. FT.	TOTAL # ROOMS	TOTAL # BEDROOMS	TOTAL # OCCUPANTS	PREVIOUS YEAR MONTHLY RENT	CURRENT MONTHLY RENT	AMOUNT OF LAST RENT INCREASE	EFFECTIVE DATE OF CURRENT LEASE *	Check Only if Landlord Provides These Utilities			IS UNIT VACANT AT TIME OF REGISTRATION?
									HEAT & GAS	ELECTRIC	WATER & SEWER	
1	1,800	7	5	5	3,300	3,300	0	05-25-22			X	NO

* NOTE: If your lease is month-to-month or a verbal agreement, you must still provide this office with a "lease start date."

- The filing of the Rental Registration Form does not constitute a determination by the Rent Control Board and/or Office of the legality of the rent increase recorded by the landlord on this statement.
- Failure to register residential rental properties shall result in a disorderly person's violation and summonses being issued subject to penalties under Section 6-14 of the City of New Brunswick's municipal code with a mandatory court appearance and a minimum fine.

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated Chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information. In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Maya
Signature of Owner/Landlord or Authorized Representative

05-17-22
Date

2022

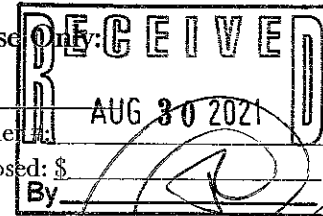


City of New Brunswick - Rent Control Office

2021 Rental Registration Form

P.O. Box 269 - 25 Kirkpatrick St.
New Brunswick, NJ 08903
732-745-5050 (phone) 732-565-7532 (fax)
<http://www.cityofnewbrunswick.org/rentcontrol>

Office Use Only:



Check #:

Money order #:

Total enclosed: \$

Check payable to: The City of New Brunswick

Rental Property Address:

45 EASTON AVE

Number of Units

1

New Brunswick, New Jersey 08901

☐

CHECK HERE IF 2-FAMILY OWNER OCCUPIED

Fee (\$45.00 per Unit):

Late fee (15.00 per Unit):

(A LATE FEE of \$15.00 per Unit will be assessed on forms received after April 30, 2021)

OWNER INFORMATION:

EMAIL:

Owner Name GNN Associates	Owner's Mailing Address: 45 EASTON AVE	City New Brunswick	State NJ	Zip Code 08901	Day Phone # [REDACTED]	Evening Phone # [REDACTED]	Share 100%
Owner Name A	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Managing or Natural Member's Name if LLC, Corp., etc.:	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
If Using a P.O. Box for Mailing Address -	Provide Physical Address Here:	City	State	Zip Code	Day Phone #	Evening Phone #	
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Emergency Contact Name AJI Abi skiman	Address 45 EASTON AVE	City New Brunswick	State NJ	Zip Code 08901	Day Phone # [REDACTED]	Evening Phone # [REDACTED]	
Agent for Property, if any	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Superintendent's Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Oil Fuel Provider	Address	City	State	Zip Code	Day Phone #	Evening Phone #	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



City of New Brunswick - Rent Control Office - 2021 Residential Rental Registration Form

2021 Allowable Base Rent Increase (CPI) = 2.5 %

Property Address:

45 EATON AVE

New Brunswick, New Jersey 08901

Unit Information:

* Unit rent can only be increased once every 12 months. *

Unit # 1 or A	TOTAL Number of ROOMS	TOTAL Number of BEDROOMS	TOTAL Number of OCCUPANTS	Current Monthly Rent	Effective Date of Current or Increased Rent OR Last Increase or Start of M/M tenancy	Check only if Landlord Provides These Utilities					Previous Year's Rent	Vacant Rental as of this date	NOTES
						Heat	Gas	Electric	Water	Sewer			
	0	0	0	\$0.00	0/0/0000	x	x	x	x	x	\$0.00	0/0/000	
1	7	5	5	3,300	-						3,300		

NOTE: If your lease is month-to-month or a verbal agreement, you must still provide this office with a "lease start date."
Unit rent can only be increased once every 12 months.

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information.

In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Signature of Owner/Landlord or Authorized Representative

Date

08-17-21

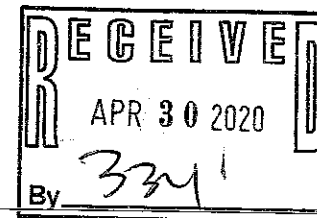
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



City of New Brunswick's Rent Control Office 2020 Residential Rental Registration Form

P.O. Box 269 – 25 Kirkpatrick St.
New Brunswick, NJ 08903
732-745-5050 (phone) 732-565-7532 (fax)
<http://www.cityofnewbrunswick.org>

Office Use Only:



Check#:

By

Money Order #:

Check payable to: The City of New Brunswick

Rental Property Address: 45 EASTON AVE
New Brunswick, New Jersey 08901

Number of Units 1

Fee (\$30.00 per Unit): 30

☐ CHECK HERE IF 2-FAMILY OWNER OCCUPIED

A LATE FEE of \$10.00 Per Unit will be assessed on forms received after April 30, 2020

Owner Information

Email: naibabla

Owner Name	Owners Mailing Address:	City	State	Zip Code	Day Phone #	Evening Phone #	Share
GNA Associates	45 EASTON AVE	New Brunswick	NJ	08901			50
Owner Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
> Managing or Natural Members name, LLC, Corp, etc.:	Address	City	State	Zip Code	Day Phone#	Evening Phone #	
If Using a P.O. Box for mailing address:	Provide Physical Address here:	City	State	Zip Code	Day Phone#	Evening Phone #	
Middlesex County Representative (State required for out of county Owners)	Address	City	State	Zip Code	Day Phone #	Evening Phone#	
Emergency Contact Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
NATASHA ADJICIMAN	45 EASTON AVE	New Brunswick	NJ	08901			
Agent for Property, if any	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Superintendent's Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Oil Fuel Provider	Address	City	State	Zip Code	Day Phone #	Evening Phone #	

Do you have a Valid 3yr Rental Certificate of Inspection?

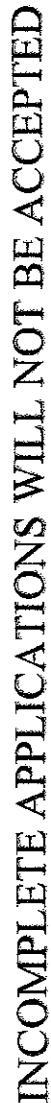
(Property Maintenance Code 15.40.050)

If YES, provide the date your 3yr rental certificate of inspection "Expires" Dec - 04 - 2022

If NO, please provide the date of submitted & paid 3yr inspection application

The office of Rent control will not accept your registration form if you are not in compliance with your 3yr rental inspections!!!

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



2020 Allowable Base Rent Increase (CPI) 2.5%

New Brunswick, New Jersey 08901

"Unit rent can only be increased once every 12 months."

NOTE: If your lease is a month to month or a verbal agreement you MUST STILL PROVIDE THIS OFFICE WITH A 'LEASE START DATE'.

Unit rent can only be increased once every 12 months.

In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

DATE _____

2020 Allowable Base Rent Increase (CPI) 2.5%