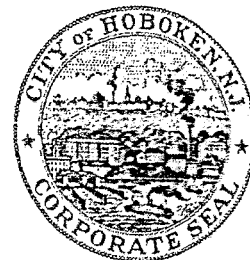




City of Hoboken
Custodian of Records
GOVERNMENT RECORDS REQUEST FORM

94 Washington Street
Hoboken, NJ 07030
Phone: 201-420-2000 ext. 2005 Fax: 201-420-2085
Email: opra@hobokennj.gov | Website: www.hobokennj.gov



OPRA REQUEST COVER SHEET

Original Date: 5/15

Follow Up Date: 5/21

To: _____

Department: _____

The attached OPRA Request was received by the City Clerk. Records responsive are due from your department on or before the due date listed herein. If you require additional time you **MUST** inform the Clerk's office immediately upon receipt of this packet. Failure to follow the requirements of OPRA and the procedural requirements enacted by the City of Hoboken to assure compliance with OPRA may subject you to discipline up to and including removal as well as penalties from the State of New Jersey Government Records Council.

Log #

25-1238

Due to Clerk: 5/21

Date due to Requestor: 5/23

Clerk Notes:

A. CC Mario P
B. RC Cristine S

- ☐ Responsive records are attached and provided (# of pages ____)
- ☐ No responsive records exist in this department.
- ☐ Responsive records are privileged and/or Confidential for the following reasons:

- ☐ The Department requires more time to respond until _____ because _____
- ☐ Other: _____

IMPORTANT

X

Signature of Department Responder

Date

****PLEASE ATTACH RESPONSIVE RECORDS TO THIS DOCUMENT AND RETURN BOTH TO THE CITY CLERKS' OFFICE ON OR BEFORE THE DUE DATE LISTED HEREIN****

25-1238

A - CC

B - R/C



City of Hoboken

OPEN PUBLIC RECORDS ACT REQUEST FORM

94 Washington St, Hoboken, NJ 07030, USA

(Phone) (201) 420-2000 & (Fax) 201 420-2085

opra@hobokennj.gov

RECEIVED

2025 MAY 15

11:00 AM

Important Notice: The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Ann MI _____ Last Name Ricchio

E-mail Address ann.ricchio@compass.com

Mailing Address 39 New York Ave, Unit 319

City Jersey City State New Jersey Zip 07307

Telephone 2627198344 FAX _____

Preferred Delivery: ☐ Pick Up ☐ US Mail ☐ On-Site ☐ Inspect ☐ Fax ☒ E-mail

Under penalty of N.J.S.A. 2C:28-3, I certify that

- ☐ **HAVE** / ☐ **HAVE NOT** been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States;
- I, or another person, ☐ **WILL** / ☒ **WILL NOT** use the requested government records for a commercial purpose;
- ☐ **AM** / ☒ **AM NOT** seeking records in connection with a legal proceeding.

Signature Ann Ricchio Date 05-14-2025

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash ☐ Check ☐ Money Order ☐

Fees: Letter size pages - \$0.05 per page
Legal size pages - \$0.07 per page
Other materials (CD, DVD, etc) - actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Note: If you confirmed above that the records sought are in connection with a legal proceeding, identification of that proceeding is required below.

AGENCY USE ONLY

Est. Document Cost _____

Est. Delivery Cost _____

Est. Extras Cost _____

Total Est. Cost _____

Deposit Amount _____

Estimated Balance _____

Deposit Date _____

AGENCY USE ONLY

Disposition Notes
Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress ☐ Open ☐

Denied ☐ Closed ☐

Filled ☐ Closed ☐

Partial ☐ Closed ☐

AGENCY USE ONLY

Tracking Information

Tracking # _____

Rec'd Date _____

Ready Date _____

Total Pages _____

Final Cost

Total _____

Deposit _____

Balance Due _____

Balance Paid _____

Records Provided _____

Custodian Signature _____ Date _____

REQUEST FOR RECORDS UNDER THE COMMON LAW

If, in addition to requesting records under OPRA, you are also requesting the government records under the common law, please check the box below.

A public record under the common law is one required by law to be kept, or necessary to be kept in the discharge of a duty imposed by law, or directed by law to serve as a memorial and evidence of something written, said, or done, or a written memorial made by a public officer authorized to perform that function, or a writing filed in a public office. The elements essential to constitute a public record are that it be a written memorial, that it be made by a public officer, and that the officer be authorized by law to make it.

☒ Yes, I am also requesting the documents under common law.

If the information requested is a "public record" under common law and the requestor has a legally recognized interest in the subject matter contained in the material, then the material must be disclosed if the individual's right of access outweighs the State's interest in preventing disclosure.

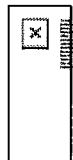
Please set forth your interest in the subject matter contained in the requested material:

We are requesting all open permits, registered rents and past rent calculations on 319 Grand St. Unit 2A , Hoboken, NJ.

Note that any challenge to a denial of a request for records under the common law cannot be made to the Government Records Council, as the Government Records Council only has jurisdiction to adjudicate challenges to denials of OPRA requests. A challenge to the denial of access under the common law can be made by filing an action in Superior Court.

Marybeth Rotondi

From: Hoboken OPRA <noreply@seamlessdocs.com>
Sent: Wednesday, May 14, 2025 10:31 PM
To: OPRA
Subject: You have a new OPRA submission from Ann Ricchio ann.ricchio@compass.com
Attachments: Model_OPRA_Request_Form_2024_SfrlSMlrMrYosyPq.pdf



New Submission

You have a new OPRA submission. Please process accordingly.

Form name	Model OPRA Request Form (2024)
------------------	--------------------------------

Submission Details:

First Name

Ann

Last Name

Ricchio

E mail Address

ann.ricchio@compass.com

Mailing Address

39 New York Ave, Unit 319

City

Jersey City

State

New Jersey

Zip

07307

Telephone

2627198344

Indictable Offense

Have Not

Commercial Purpose

Will Not

Legal Proceeding

Am Not

Preferred Delivery

Email

Common Law?

Yes

Reason for Requested Material

We are requesting all open permits, registered rents and past rent calculations on 319 Grand St. Unit 2A , Hoboken, NJ.

View the submission and any attachments by following the link below and using this unique access code: YU55YbtyebuZdli7

View Submission

[Log in to view in Submission Manager](#)

Warning: This email is from an external sender. Be cautious before clicking links or opening attachments.