
From: Ryan K Brown Jr <opra+request-89630-1df93d62@requests.opramachine.com>
Sent: Friday, April 10, 2026 2:55 PM
To: Hilda I Rosario
Subject: OPRA request - OPRA Request for pending Property Purchase

Dear Union City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-5(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested: I am looking to purchase 200 Bergenline Ave, Union City, NJ as such I am looking to obtain the following information:

- legal registered rent for all 5 units for the last 15 years
- Complete rent history and any prior rent control determinations for the property.
- Any rent control complaints ever filed at this address
- Any hearings, decisions, or orders involving this property
- Confirmation of buildings current registration status
- Full permit history for the property
- Any open or unresolved violations
- Certificate of Occupancy documents for all 5 units

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- Any stop-work orders, condemnation notices, or inspection failures
- Any code enforcement actions taken against the property
- Full property tax history
- Inspection records and outcomes
- Any lead paint or mold violations
- Outstanding water and sewer balances on the property
- Full payment history

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Ryan K Brown Jr

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-89630-1df93d62@requests.opramachine.com

Is hrosario@ucnj.com the wrong address for OPRA requests to Union City? If so, please contact us using this form:

<https://url.emailprotection.link/?bmVi6Q3V5dnrEKoMLUEBclMspgmlfazxXB36ZQAONQ2QngPN1JzwNlf8EkTb-oBQh7WhCJZH3yruA07W8Pr6CWg-e9lmPhykOdaQUrxIAFQxklGz82uUiwZyt8tGIJv9m>

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://url.emailprotection.link/?bLzvdEhuNjrpmjBfwONKJop8_oCGFDbq5_e4W_BAySwQhis02jNHQI_8cqAvITCySQmbBh6q5dpzelo1RMRU4Og~~

View this OPRA request & responses online:

https://url.emailprotection.link/?bwAXzGLRI1IjavzjM1aMAVvlhoLMDgwLpdbbPqtiyapKH64z_wGbhx84tsWg78ESdnpvHVr9SddeyeWolE--GtK_6JxwL3cwtI_ZmNBBE5N9ctvySnCulyh_AF3OtG4v

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.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."
