

2025

TOWNSHIP OF WEEHAWKEN
RENT LEVELING BOARD

ANNUAL REGISTRATION STATEMENT

OFFICE USE ONLY

Date Received: 12/24/24

☒ Accepted ☐ Rejected

Fee Paid: \$ 10

Late Fee: \$ 0

Processed by: [Signature]

Property Address: 2400 PALISADE AVENUE, WEEHAWKEN, NJ

Number of Residential Units in Building: 5 Is this a condominium or co-op? ☐ Yes ☒ No

Owner: Name: 2400 PALISADE LLC
Address: 42 QUARRY DRIVE, WOODLAND PARK, NJ 07424
Phone: [Redacted] Email: [Redacted]

Manager: Name: HOWARD WEISS
Address: 42 QUARRY DRIVE WOODLAND PARK, NJ 07424
Phone: [Redacted] Email: [Redacted]

Super: Name: DANNY ACANA Apt #: 1A

1. Are tenants provided storage space in the building outside of their apartments? ☒ Yes ☐ No
If yes, attach a sheet describing which tenants have space, the amount and where located.

2. Check the services that you provide for tenants in the common area of the building:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

3. Check the services that tenants are provided or allowed to have in their unit:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

4. Answer the following only if the property contains four (4) or less residential units:

Are there any open building, housing or health code violations? ☐ Yes ☐ No

Are you aware of any conditions that might result in any such code violations? ☐ Yes ☐ No

Are there any current, open tenant complaints regarding property conditions? ☐ Yes ☐ No

If YES is checked to any question above, attach a sheet describing the issues in detail.

5. If the property has 5 or more residential units, please answer the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information provided is inaccurate, I am required to file a corrected statement forthwith. I am also aware that if any information provided is false, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for herein.

Owner Signature: [Signature]

Date: 12/15/2024

Print Name: HOWARD WEISS

Title (if Corp or LLC): MANAGER

RECEIVED
DEC 24 2024
Clerk & Vital Statistics Depts.
Weehawken, New Jersey

2025Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ

For each Unit provide all available tenant information and rent calculations. Use additional sheets as needed.

Unit #	Rooms	Tenant Name		Tenant Phone		Tenant Email	RECEIVED	
	(A) Base Rent on last filed registration	(B) 3.60% Allowable Increase	(C) Capital Improvement or Hardship*	(D) New Base Rent	(E) Parking Rent**	(F) Date of Rent Increase	DEC 24 2024	TOTAL RENT
1	5	DANNY ALAVA						
	2811.20	101.20		2912.40	292.34	1/1/25		3204.74
2	4	LAURA RODRIGUEZ						
	1480.88	53.31		1534.19		2/1/25		1534.19
3	2	VACANT						
	841.79	30.31		872.10		1/1/25		872.10
4	2	CHRISTINA BLEVINS						
	957.48	34.47		991.96		1/1/25		991.46
5	4	JORGE SACTOS						
	1562.48	56.25		1618.73		10/1/25		1618.73

* - Capital Improvement or Hardship Increase must have been approved in writing by the Board prior to Registration.
 ** - Parking rent is not included in base rent; however, it is subject to the annual percentage rate increase limitations.

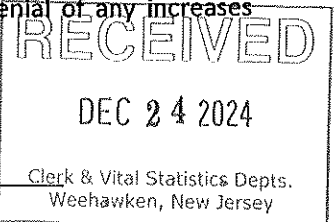
2025**TOWNSHIP OF WEEHAWKEN RENT LEVELING BOARD*****Certification of Substantial Compliance***Property Address: 2400 PALISADE AVENUE**To be completed only for properties containing five (5) or more residential units.**

I, am the Owner (one of the owners), or Officer, or Member of the Owner, of the above Property located in The Township of Weehawken, New Jersey and certify as follows:

☒ True ☐ False	The property is registered with the State of New Jersey, Department of Community Affairs ("NJDCA") as required under <u>N.J.S.</u> 46:8-28. If TRUE, please attach a copy of the NJDCA Certificate of Registration. If FALSE, attach a detailed explanation and anticipated date of compliance.
☒ True ☐ False	There is a current Certificate of Inspection (sometimes called a "Green Card"), issued by the NJDCA based on an inspection which took place within the last five (5) years. If TRUE, attach a copy of the Certificate of Inspection. If FALSE, attach a detailed explanation.
☒ True ☐ False	There are no pending notices of violation issued by any municipal, county, state, federal or other agency having jurisdiction over the Property concerning a violation of any building, housing, property maintenance, fire, environmental, health or safety code, ordinance, regulation or law relating to this property, the building or any unit therein. If FALSE, attach copies of the violation notices and a detailed explanation of what actions are being taken to resolve them and the anticipated date of compliance
☒ True ☐ False	There are no conditions present on or about the property, in the building or any units therein which may be in, or give rise to, violation of any applicable building, housing, property maintenance, fire, environmental, health and safety code, ordinance, regulation or law, of any municipal, county, state, federal or other agency having jurisdiction over the Property. If FALSE, attach a detailed description and what actions are being taken to abate these conditions.
☒ True ☐ False	Since the date of filing the last Rent Registration Statement with the Board, there are no open or continuing complaints by tenant(s) concerning the property, the physical condition of the building, or any services provided by landlord to the tenant(s), including issues such as heat and utilities, insect or pest infestations, odors or other health and safety concerns. If FALSE, attach a detailed description of each, including any tenant correspondence, and a description of the actions taken or being taken to resolve the complaints.

Number of Pages attached to this Certification: 6

I hereby certify that my answers to the above questions are true to the best of my knowledge, and any attachments hereto are true copies. I am aware that if any of my answers are willfully false, deceptive, misleading, or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for in the Rent Registration to which this is attached.

Owner Signature: Howard WeissDate: 12/15/2024Print Name: HOWARD WEISSTitle (if Corp or LLC): MANAGER

2400 Palisade, LLC

42 Quarry Drive Woodland Park, NJ 07424

December 15, 2024

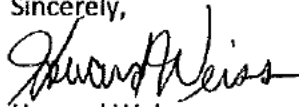
To Whom It May Concern:

This notice serves as an attachment to the 2024 Rent Registration Statement and Certificate of Substantial Compliance for the building at 2400 Palisade Avenue in Weehawken, NJ.

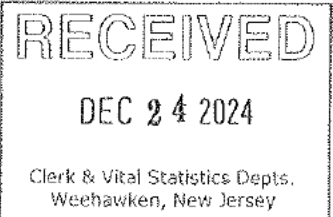
Regarding the Annual Registration Statement, the tenant in the 1st floor apartment is permitted to use the basement for storage of clothes and books. The space is approximately 10' x 50'.

I may be contacted as shown above if need be.

Sincerely,



Howard Weiss
2400 Palisade, LLC



2023

CHK# 11049
Rec# 166438

TOWNSHIP OF WEEHAWKEN
RENT LEVELING BOARD

ANNUAL REGISTRATION STATEMENT

OFFICE USE ONLY

Date Received: 12/29/23
☒ Accepted ☐ Rejected
Fee Paid: \$ 10
Late Fee: \$ 0
Processed by: PA

Property Address:

2400 PALISADE AVENUE

Number of Residential Units in Building

5

Is this a condominium or co-op? ☐ Yes ☒ No

Owner:

Name:

2400 PALISADE LLC

Address:

42 QUARRY DRIVE WOODLAND PARK, NJ 07624

Phone:

Email:

Manager:

Name:

HOWARD WEISS

Address:

42 QUARRY DRIVE, WOODLAND PARK, NJ 07624

Phone:

Email:

Super: Name:

DANNY ALAVA

Apt#:

1

1. Are tenants provided storage space in the building outside of their apartments? ☒ Yes ☐ No

If yes, attach a sheet describing which tenants have space, the amount and where located.

2. Check the services that you provide for tenants in the common area of the building:

☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

3. Check the services that tenants are provided or allowed to have in their unit:

☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

4. Answer the following only if the property contains four (4) or less residential units:

Are there any open building, housing or health code violations?

☐ Yes ☐ No

Are you aware of any conditions that might result in any such code violations?

☐ Yes ☐ No

Are there any current, open tenant complaints regarding property conditions?

☐ Yes ☐ No

If YES is checked to any question above, attach a sheet describing the issues in detail.

5. If the property has 5 or more residential units, please answer the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information provided is inaccurate, I am required to file a corrected statement forthwith. I am also aware that if any information provided is false, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for herein.

Owner Signature:

Howard Weiss

Date:

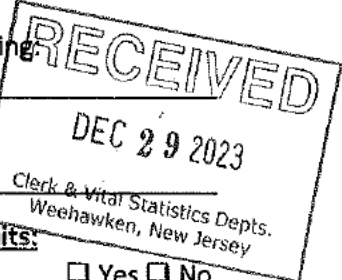
11/19/2023

Print Name:

HOWARD WEISS

Title (If Corp or LLC):

MANAGER



2023Property Address: 2400 PAUSANEA AVENUE

For each Unit provide all available tenant information and rent calculations. Use additional sheets as needed.

Unit #	Rooms	Tenant Name		Tenant Phone		Tenant Email	
	(A) Base Rent on last filed registration	(B) 3.25% Allowable Increase	(C) Capital Improvement or Hardship*	(D) New Base Rent	(E) Parking Rent**	(F) Date of Rent Increase	(G) TOTAL RENT
1	5	DANNY ALAVA					
	2722.72	88.48	—	2811.20	282.18	1/1/24	3093.38
2	4	LAURA RODRIGUEZ					
	1434.27	46.61	—	1480.88	—	1/31/2024	1480.88
3	2	KEN YONG					
	815.29	26.50	—	841.79	—	1/1/24	841.79
4	2	CHRISTINA BLEVINS					
	927.35	30.14	—	957.49	—	1/1/24	957.49
5	4	JORGE SALTOS					
	1513.78	49.20	—	1562.98	—	10/1/24	1562.98

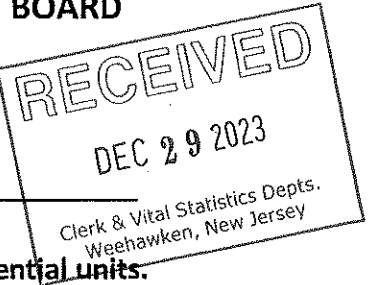
RECEIVED

DEC 29 2023

Clerk & Vital Statistics Depts.
Weehawken, New Jersey

* - Capital Improvement or Hardship Increase must have been approved in writing by the Board prior to Registration.

** - Parking rent is not included in base rent; however, it is subject to the annual percentage rate increase limitations.

2023**TOWNSHIP OF WEEHAWKEN RENT LEVELING BOARD****Certification of Substantial Compliance**

Property Address:

2400 PALISADE AVENUE**To be completed only for properties containing five (5) or more residential units.**

I, am the Owner (one of the owners), or Officer, or Member of the Owner, of the above Property located in The Township of Weehawken, New Jersey and certify as follows:

☒ True ☐ False	The property is registered with the State of New Jersey, Department of Community Affairs ("NJDCA") as required under <u>N.J.S.</u> 46:8-28. If TRUE, please attach a copy of the NJDCA Certificate of Registration. If FALSE, attach a detailed explanation and anticipated date of compliance.
☐ True ☒ False	There is a current Certificate of Inspection (sometimes called a "Green Card"), issued by the NJDCA based on an inspection which took place within the last five (5) years. If TRUE, attach a copy of the Certificate of Inspection. If FALSE, attach a detailed explanation. <u>ATTACHED</u>
☐ True ☒ False	There are no pending notices of violation issued by any municipal, county, state, federal or other agency having jurisdiction over the Property concerning a violation of any building, housing, property maintenance, fire, environmental, health or safety code, ordinance, regulation or law relating to this property, the building or any unit therein. If FALSE, attach copies of the violation notices and a detailed explanation of what actions are being taken to resolve them and the anticipated date of compliance <u>ATTACHED</u>
☒ True ☐ False	There are no conditions present on or about the property, in the building or any units therein which may be in, or give rise to, violation of any applicable building, housing, property maintenance, fire, environmental, health and safety code, ordinance, regulation or law, of any municipal, county, state, federal or other agency having jurisdiction over the Property. If FALSE, attach a detailed description and what actions are being taken to abate these conditions.
☒ True ☐ False	Since the date of filing the last Rent Registration Statement with the Board, there are no open or continuing complaints by tenant(s) concerning the property, the physical condition of the building, or any services provided by landlord to the tenant(s), including issues such as heat and utilities, insect or pest infestations, odors or other health and safety concerns. If FALSE, attach a detailed description of each, including any tenant correspondence, and a description of the actions taken or being taken to resolve the complaints.

Number of Pages attached to this Certification: 10

I hereby certify that my answers to the above questions are true to the best of my knowledge, and any attachments hereto are true copies. I am aware that if any of my answers are willfully false, deceptive, misleading, or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for in the Rent Registration to which this is attached.

Owner Signature:

Howard Weiss
HOWARD WEISS

Date:

11/19/2023

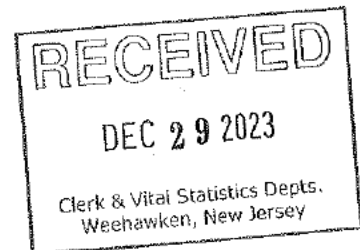
Print Name:

Title (if Corp or LLC):

MANAGER

2400 Palisade, LLC

42 Quarry Drive Woodland Park, NJ 07424



November 19, 2023

To Whom It May Concern:

This notice serves as an attachment to the 2023 Rent Registration Statement and Certificate of Substantial Compliance for the building at 2400 Palisade Avenue in Weehawken, NJ.

Regarding the **Annual Registration Statement**, the tenant in the 1st floor apartment is permitted to use the basement for storage of clothes and books. The space is approximately 10' x 50'.

Regarding the **Certificate of Substantial Compliance**, I have not yet received a Certificate of Inspection. On June 1, 2022 an inspection was conducted by the New Jersey Bureau of Housing Inspection and a report was issued. Any repairs or upgrades for violations noted for safety have been made. A copy of the report is attached, as well as the Certificate of Registration.

I may be contacted as shown above if need be.

Sincerely,

A handwritten signature in cursive script, appearing to read "Howard Weiss".

Howard Weiss
2400 Palisade, LLC

2022

TOWNSHIP OF WEEHAWKEN
RENT LEVELING BOARD

ANNUAL REGISTRATION STATEMENT

C# 11021
R# 771122
OFFICE USE ONLY

Date Received: 1/17/23

☐ Accepted ☒ Rejected

Fee Paid: \$ 10

Late Fee: \$

Processed by: [Signature]

Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086

Number of Residential Units in Building 5 Is this a condominium or co-op? ☐ Yes ☒ No

Owner: Name: 2400 PALISADE LLC

Address: 42 QUARRY DRIVE WOODLAND PARK NJ 07424

Phone: [Redacted] Email: [Redacted]

Manager: Name: HOWARD WEISS

Address: 42 QUARRY DRIVE WOODLAND PARK NJ 07424

Phone: [Redacted] Email: [Redacted]

Super: Name: DANNY ALAVA Apt#: 1

1. Are tenants provided storage space in the building outside of their apartments? ☒ Yes ☐ No
If yes, attach a sheet describing which tenants have space, the amount and where located.

2. Check the services that you provide for tenants in the common area of the building:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

3. Check the services that tenants are provided or allowed to have in their unit:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

4. Answer the following only if the property contains four (4) or less residential units:
Are there any open building, housing or health code violations? ☐ Yes ☐ No
Are you aware of any conditions that might result in any such code violations? ☐ Yes ☐ No
Are there any current, open tenant complaints regarding property conditions? ☐ Yes ☐ No
If YES is checked to any question above, attach a sheet describing the issues in detail.

5. If the property has 5 or more residential units, please answer the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information provided is inaccurate, I am required to file a corrected statement forthwith. I am also aware that if any information provided is false, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for herein.

Owner Signature: [Signature]

Date: 1/8/23

Print Name: HOWARD WEISS

Title (If Corp or LLC): MANAGER/VICE PRESIDENT

2022

Property Address:

2400 PALISADE AVENUE WEENAWKEN, NJ 07086

For each Unit provide all available tenant information and rent calculations. Use additional sheets as needed.

Unit #	Rooms	Tenant Name		Tenant Phone		Tenant Email	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Base Rent on last filed registration	3.25% Allowable Increase	Capital Improvement or Hardship*	New Base Rent	Parking Rent**	Date of Rent Increase	TOTAL RENT
1	5	DANNY ALAVA					
		85.71		2722.72	273.29	1/1/23	2996.01
2	4	WESSE ANADIOTIS					
	1389.12	45.15		1434.27	—	1/1/23	1434.27
3	2	KEN YONG					
	789.62	25.67		815.29	—	1/1/23	815.29
4	2	CHRISTINA BLEVINS					
	898.16	29.19		927.35	—	1/1/23	927.35
5	4	MARINA WARDKEL					
	1466.13	47.65		1513.78	—	1/1/23	1513.78

* - Capital Improvement or Hardship Increase must have been approved in writing by the Board prior to Registration.
 ** - Parking rent is not included in base rent however, it is subject to the annual percentage rate increase limitations.

Please type or clearly print

Page 2 of 2

2022**TOWNSHIP OF WEEHAWKEN RENT LEVELING BOARD****Certification of Substantial Compliance**Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086**To be completed only for properties containing five (5) or more residential units.**

I, am the Owner (one of the owners), or Officer, or Member of the Owner, of the above Property located in The Township of Weehawken, New Jersey and certify as follows:

☒ True ☐ False	The property is registered with the State of New Jersey, Department of Community Affairs ("NJDCA") as required under N.J.S. 46:8-28. If TRUE please attach a copy of the NJDCA Certificate of Registration. If FALSE, attach a detailed explanation and anticipated date of compliance.
☐ True ☒ False	There is a current Certificate of Inspection (sometimes called a "Green Card"), issued by the NJDCA based on an inspection which took place within the last five (5) years. If TRUE, attach a copy of the Certificate of Inspection. If FALSE, attach a detailed explanation. <u>SEE ATTACHED</u>
☐ True ☒ False	There are no pending notices of violation issued by any municipal, county, state, federal or other agency having jurisdiction over the Property concerning a violation of any building, housing, property maintenance, fire, environmental, health or safety code, ordinance, regulation or law relating to this property, the building or any unit therein. If FALSE, attach copies of the violation notices and a detailed explanation of what actions are being taken to resolve them and the anticipated date of compliance
☒ True ☐ False	There are no conditions present on or about the property, in the building or any units therein which may be in, or give rise to, violation of any applicable building, housing, property maintenance, fire, environmental, health and safety code, ordinance, regulation or law, of any municipal, county, state, federal or other agency having jurisdiction over the Property. If FALSE, attach a detailed description and what actions are being taken to abate these conditions.
☒ True ☐ False	Since the date of filing the last Rent Registration Statement with the Board, there are no open or continuing complaints by tenant(s) concerning the property, the physical condition of the building, or any services provided by landlord to the tenant(s), including issues such as heat and utilities, insect or pest infestations, odors or other health and safety concerns. If FALSE, attach a detailed description of each, including any tenant correspondence, and a description of the actions taken or being taken to resolve the complaints.

Number of Pages attached to this Certification: 9

I hereby certify that my answers to the above questions are true to the best of my knowledge, and any attachments hereto are true copies. I am aware that if any of my answers are willfully false, deceptive, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for in the Rent Registration to which this is attached.

Owner Signature: Howard WeissDate: 1/19/23Print Name: HOWARD WEISSTitle (If Corp or LLC): MANAGER / VICE PRESIDENT

Please type or clearly print

2400 Palisade, LLC

42 Quarry Drive Woodland Park, NJ 07424

January 9, 2023

To Whom It May Concern:

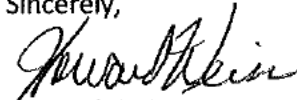
This notice serves as an attachment to the 2022 Rent Registration Statement and Certificate of Substantial Compliance for the building at 2400 Palisade Avenue in Weehawken, NJ.

Regarding the Annual Registration Statement, the tenant in the 1st floor apartment is permitted to use the basement for storage of clothes and books. The space is approximately 10' x 50'.

Regarding the Certificate of Substantial Compliance, I have not yet received a Certificate of Inspection. On June 1, 2022 an inspection was conducted by the New Jersey Bureau of Housing Inspection and a report was issued. Any repairs or upgrades for violations noted for safety have been made. I have come to terms with a contractor for the purpose of repairing walls and ceilings and any other items noted in the report, which will be made by March 15. A copy of the report is attached, as well as the Certificate of Registration.

I may be contacted as shown above if need be.

Sincerely,



Howard Weiss
2400 Palisade, LLC

2021

TOWNSHIP OF WEEHAWKEN
RENT LEVELING BOARD

ANNUAL REGISTRATION STATEMENT

Check # 010737
R# 59,7414
OFFICE USE ONLY

Date Received: 5/4/22

☐ Accepted ☒ Rejected

Fee Paid: \$ 10

Late Fee: \$

Processed by: UC

Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086

Number of Residential Units in Building 5 Is this a condominium or co-op? ☐ Yes ☒ No

Owner: Name: 2400 PALISADE LLC
Address: 42 QUARRY DRIVE WOODLAND PARK, NJ 07424
Phone: [REDACTED] Email: [REDACTED]

Manager: Name: HOWARD WEISS
Address: 42 QUARRY DRIVE WOODLAND PARK, NJ 07424
Phone: [REDACTED] Email: [REDACTED]

Super: Name: DANNY AZAVA Apt#: 1

1. Are tenants provided storage space in the building outside of their apartments? ☒ Yes ☐ No
If yes, attach a sheet describing which tenants have space, the amount and where located.

2. Check the services that you provide for tenants in the common area of the building:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

3. Check the services that tenants are provided or allowed to have in their unit:
☐ Clothes Washer(s) ☐ Clothes Dryer(s) ☐ Other: _____

4. Answer the following only if the property contains four (4) or less residential units:
Are there any open building, housing or health code violations? ☐ Yes ☐ No
Are you aware of any conditions that might result in any such code violations? ☐ Yes ☐ No
Are there any current, open tenant complaints regarding property conditions? ☐ Yes ☐ No
If YES is checked to any question above, attach a sheet describing the issues in detail.

5. If the property has 5 or more residential units, please answer the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information provided is inaccurate, I am required to file a corrected statement forthwith. I am also aware that if any information provided is false, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for herein.

Owner Signature: [Signature]
Print Name: HOWARD WEISS

Date: 4/4/2022
Title (if Corp or LLC): MANAGER/VICE PRESIDENT

2021Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ 07424

For each Unit provide all available tenant information and rent calculations. Use additional sheets as needed.

Unit #	Rooms	Tenant Name		Tenant Phone		Tenant Email	
	(A) Base Rent on last filed registration	(B) 1.80% Allowable Increase	(C) Capital Improvement or Hardship*	(D) New Base Rent	(E) Parking Rent**	(F) Date of Rent Increase	(G) TOTAL RENT
1	5	DANNY ALAVA					
	2590.38	46.63		2637.01	264.68	5/1/22	2901.69
2	4	INESE ANADIOTIS					
	1364.56	24.56		1389.12	—	5/1/22	1389.12
3	2	KEN YONG					
	775.66	13.96		789.62	—	5/1/22	789.62
4	2	CHRISTINA BLEVINS					
	882.28	15.88		898.16	—	5/1/22	898.16
5	4	MARINA WARDELL					
	1440.21	25.92		1466.13	—	5/1/22	1466.13

- * - Capital Improvement or Hardship Increase must have been approved in writing by the Board prior to Registration.
 ** - Parking rent is not included in base rent however, it is subject to the annual percentage rate increase limitations.

2021**TOWNSHIP OF WEEHAWKEN RENT LEVELING BOARD*****Certification of Substantial Compliance***Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ 07**To be completed only for properties containing five (5) or more residential units.**

I, am the Owner (one of the owners), or Officer, or Member of the Owner, of the above Property located in The Township of Weehawken, New Jersey and certify as follows:

☒ True ☐ False	The property is registered with the State of New Jersey, Department of Community Affairs ("NJDCA") as required under N.J.S. 46:8-28. If TRUE please attach a copy of the NJDCA Certificate of Registration. If FALSE, attach a detailed explanation and anticipated date of compliance.
☐ True ☒ False	There is a current Certificate of Inspection (sometimes called a "Green Card"), issued by the NJDCA based on an inspection which took place within the last five (5) years. If TRUE, attach a copy of the Certificate of Inspection. If FALSE, attach a detailed explanation. <u>SEE ATTACHMENT</u>
☒ True ☐ False	There are no pending notices of violation issued by any municipal, county, state, federal or other agency having jurisdiction over the Property concerning a violation of any building, housing, property maintenance, fire, environmental, health or safety code, ordinance, regulation or law relating to this property, the building or any unit therein. If FALSE, attach copies of the violation notices and a detailed explanation of what actions are being taken to resolve them and the anticipated date of compliance
☒ True ☐ False	There are no conditions present on or about the property, in the building or any units therein which may be in, or give rise to, violation of any applicable building, housing, property maintenance, fire, environmental, health and safety code, ordinance, regulation or law, of any municipal, county, state, federal or other agency having jurisdiction over the Property. If FALSE, attach a detailed description and what actions are being taken to abate these conditions.
☒ True ☐ False	Since the date of filing the last Rent Registration Statement with the Board, there are no open or continuing complaints by tenant(s) concerning the property, the physical condition of the building, or any services provided by landlord to the tenant(s), including issues such as heat and utilities, insect or pest infestations, odors or other health and safety concerns. If FALSE, attach a detailed description of each, including any tenant correspondence, and a description of the actions taken or being taken to resolve the complaints.

Number of Pages attached to this Certification: 4

I hereby certify that my answers to the above questions are true to the best of my knowledge, and any attachments hereto are true copies. I am aware that if any of my answers are willfully false, deceptive, misleading or incomplete, I may be subject to punishment, imposition of a monetary penalty and/or permanent denial of any increases provided for in the Rent Registration to which this is attached.

Owner Signature: Howard WeissDate: 4/4/2022Print Name: HOWARD WEISSTitle (If Corp or LLC): MANAGER/VICE PRESIDENT

Please type or clearly print

PAGE 2 of 5

2400 Palisade, LLC

42 Quarry Drive Woodland Park, NJ 07424

April 2, 2022

To Whom It May Concern:

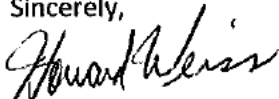
This notice serves as an attachment to the 2021 Rent Registration Statement and Certificate of Substantial Compliance for the building at 2400 Palisade Avenue in Weehawken, NJ.

Regarding the Annual Registration Statement, the tenant in the 1st floor apartment is permitted to use the basement for storage of clothes and books. The space is approximately 10' x 50'.

Regarding the Certificate of Substantial Compliance, I have not yet received a Certificate of Inspection. I have contacted both the Weehawken Building Department and the State of New Jersey and was told that because of the Covid pandemic, inspections have been delayed and that I would be contacted when the inspection would take place. I am not aware of any issues that might pose a problem in my building.

I may be contacted as shown above if need be.

Sincerely,



Howard Weiss
2400 Palisade, LLC

562232 MD.010623

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD ANNUAL RENT REGISTRATION STATEMENT

Date Received _____	Fee Paid _____
Late fee Paid _____	Other _____
☐ Complete	☐ Incomplete
Action Taken _____	☐ 1 st . Request ☐ 2 nd . Request
BOARD USE ONLY	

For Year 2020 Page 1 of 2

Building Address <u>2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u>	No. of Residential Units <u>5</u>
Property Owner: <u>2400 PALISADE LLC</u> (Name)	<u>122 NORTH MOUNTAIN AVE. MONTCLAIR, NJ 07042</u> (Address)
Manager: <u>HOWARD WEISS</u> (Name)	<u>122 NORTH MOUNTAIN AVE. MONTCLAIR, NJ 07042</u> (Address)
Superintendent: <u>DANNY ALAVA</u> (Name)	<u>2400 PALISADE AVE. WEEHAWKEN, NJ 07086</u> (Address)

Owner Occupied Two & Three Family Homes - please answer the following:

Owner Occupied Unit/Apt #(s): _____ Date occupancy began _____ Is this the owner's principal place of residence? ☐ No ☐ Yes
Do the owners residing in the property hold at least a 50% interest in the property? ☐ No ☐ Yes If no, state what interest is held. _____
Has a Certificate of Owner-Occupancy been applied for or granted by the Board? ☐ No ☐ Yes If yes, provide date of application or certificate: _____

A. Please answer each of the following questions completely:

- Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
- Have you received a Capital Improvement Surcharge since the last registration? If so, list dates: N/A
- Are tenants given storage space other than in their apartment? ☐ No ☐ Yes. Where _____
- Which appliances are tenants permitted to operate in their apartment. ☐ Dishwasher. ☐ Clothes washer. ☐ Clothes dryer.
- Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer. ☐ Other _____

B. If this property contains less than six (4) residential units please answer the following.

- The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
- I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations. If yes please attach an explanation.
- I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

<u>Howard Weiss</u> Signature	<u>Howard Weiss</u> Print Name	<u>MANAGING AGENT</u> Title or Relationship to Owner	<u>1/3/2020</u> Date
----------------------------------	-----------------------------------	---	-------------------------

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2020

Page 2 of 2

Property Address: 2400 PALISADE AVE. WEEHAWKEN, NJ 07086

APARTMENT / TENANT INFORMATION			UTILITIES Paid by Tenant					RENT						
Unit/Apt #	No. of Rooms	Tenant Name	Electric	Gas	Heat	Water	Sewer	a	b	c	d	e	f	g
								Last Year's Base Rent	1.60 % Annual Increase	Capital or Hardship Increase*	New Base Rent	Date of Rent increase	Parking Rent	TOTAL RENT
1	5	DANNY ALAVA						2549.58	40.80	N/A	2590.38	8/1/20	260.00	2850.38
2	4	INESE ANADIOTIS		X				1343.07	21.49	N/A	1364.56	6/1/20	N/A	1364.56
3	2	KEN YUNG		X				763.44	12.22	N/A	775.66	11/1/20	N/A	775.66
4	2	CHRISTINA BLEVINS		X				868.38	13.90	N/A	882.28	10/1/20	N/A	882.28
5	4	BARBARA GERAGHTY		X				1417.53	22.68	N/A	1440.21	2/1/20	N/A	1440.21

* - May only be used if you were granted a hardship or capital improvement increase by the Board. If so please fill in items A1 or A2 on the first page.

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as

2400 PALISADE LLC, Weehawken, New Jersey, certify as follows:

The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.

There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.

There [☐ are ☒ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.

There [☐ are ☒ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.

Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 11/1/2020

4 Number of pages have been attached to this certification.

Howard Weiss
[Signature]
HOWARD WEISS
[Print name & title]
MANAGING AGENT

**TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD
ANNUAL RENT REGISTRATION STATEMENT**

Date Received _____	Fee Paid _____
Late fee Paid _____	Other _____
☐ Complete	☐ Incomplete
☐ 1 st Request	☐ 2 nd Request
Action Taken _____	
BOARD USE ONLY	

For Year 2019 Page 1 of 2

Building Address 2400 PALISADE AVENUE WEEHAWKEN NJ 07086 No. of Residential Units 5
Property Owner: 2400 PALISADE LLC 122 NORTH MOUNTAIN AVENUE 07042 [REDACTED]
Manager: HOWARD WEISS 122 NORTH MOUNTAIN AVENUE 07042 [REDACTED]
Superintendent: DANNY ALAVA 2400 PALISADE AVENUE WEEHAWKEN NJ 07086 [REDACTED]

List services/utilities provided to tenants: MOVES TRASH TO CURB, SNOW REMOVAL, STREET CONDITIONS, GROUNDS MAINTENANCE

A. Please answer each of the following questions completely:

1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
2. Have you received a Capital Improvement Surcharge since the last registration? If so, list dates: _____
3. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____
4. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☐ Clothes washer. ☐ Clothes dryer.
5. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer. ☐ Other _____

B. If this property contains less than six (4) residential units please answer the following.

1. The property ☐ is ☒ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
2. I ☒ am ☐ am not aware of any building/property conditions that might result in any building or health code violations. If yes please attach an explanation.
3. I ☐ have ☒ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

Howard Weiss HOWARD WEISS MANAGING AGENT 1/10/2018
Signature Print Name Title or Relationship to Owner Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2019 Page 2 of 2. Property Address: 2400 PALISADE AVENUE WEHAWKAN, NJ 07086

[illegible]

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as

2400 PALISADE LLC, Weehawken, New Jersey, certify as follows:

The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.

There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.

There [☒ are ☐ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance. SEE ATTACHED LETTER

There [☐ are ☒ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions. NOTHING OTHER THAN NOTICES AS PER PRIOR PARAGRAPH

Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 1/10/2019

7 Number of pages have been attached to this certification.

Howard Weiss
[Signature]

HOWARD WEISS
[Print name & title]

MANAGING AGENT

2400 Palisade LLC
122 North Mountain Avenue
Montclair, NJ 07042


January 10, 2019

Township of Weehawken
Rent Leveling Board
400 Park Avenue
Weehawken, New Jersey 07086

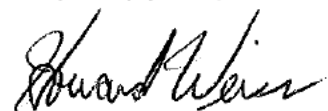
Dear Weehawken Rent Leveling Board:

In August 2018, notices of violation were received for 2400 Palisade Avenue. Notices of violation for an unapproved basement apartment. The tenant vacated promptly upon receiving the notice, and was paid by the owner six months' rent as relocation expenses. The owner had not been aware that the basement could not be rented as a separate apartment. The basement has not been rented and has not been occupied since said tenant vacated. An additional notice of violation was for work performed in the basement without the required permits. I have met with the architect F Fernandez and will follow his advice to have the basement comply with building codes. This will include removing kitchen sink, range hood and obtaining required permits. I anticipate the date of compliance to be on or before February 25, 2019.

2400 Palisade LLC has every intention of following the building as well as safety codes for 2400 Palisade Avenue.

Copies of the Notices of Violation are attached.

Very truly yours,



Howard Weiss
2400 Palisade LLC

**TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD
ANNUAL RENT REGISTRATION STATEMENT**

Date Received	<u>1/11/18</u>	Fee Paid	<u>10</u>
Late fee Paid		Other	
☐ Complete ☐ Incomplete ☐ 1 st Request ☐ 2 nd Request			
Action Taken			
BOARD USE ONLY			

yc

For Year 2018 Page 1 of 2

Building Address 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086 No. of Residential Units 6

Property Owner: 2400 PALISADE LLC 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07086 [Redacted]
[Name] [Address]

Manager: HOWARD WEISS 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042 [Redacted]
[Name] [Address]

Superintendent: ALFREDO ACUAREZ APT 1B 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086 [Redacted]
[Name] [Address] [Phone]

List services/utilities provided to tenants:

A. Please answer each of the following questions completely:

1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
2. Have you received a Capital Improvement Surcharge since the last registration? If so, list dates: NO
3. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____
4. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☒ Clothes washer. ☒ Clothes dryer.
5. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer. ☐ Other _____

B. If this property contains less than five (5) residential units, please answer the following.

1. The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes, please attach an explanation.
2. I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations, if yes please attach an explanation.
3. I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes, please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

Howard Weiss
Signature

MANAGER AGENT
Title

12/26/2017
Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year **2018** Page 2 of 2 Property Address: 2400 PALISADE AVENUE WEEHAWKEN, NJ

Tenant information			Regular Rent					Other	TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a	b	c	d	e	f	
			Last Year's Base Rent	2.20% Annual Increase	Capital or Hardship Increase	New Base Rent	Date of Next Rent Increase	Parking Rent	
1	5	DANNY ALAVA	2450.59	53.91	N/A	2504.50	8/1/18	127.75	2632.25
2	4	WESE ANADICTIS	1290.92	28.40	N/A	1319.32	6/1/18	N/A	1319.32
3	2	KEN YUNG	733.79	16.15	N/A	749.94	11/1/18	N/A	749.94
4	2	CHRISTINA BLEVINS	834.65	18.37	N/A	853.02	10/1/18	N/A	853.02
5	4	DIAZYZ MORALES	1362.48	29.98	N/A	1392.46	8/1/17	N/A	1392.46

USE ADDITIONAL SHEETS AS NEEDED

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2018

Page 2 of 2

Property Address: 2400 PALISADE AVENUE Weehawken NJ

Tenant information			Regular Rent				e	f	TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a Last Year's Base Rent	b 2.20% Annual Increase	c Capital or Hardship Increase	d New Base Rent	Date of Next Rent Increase	Parking Rent	
1	5	DANNY ALANA	2450.59	53.91	N/A	2504.50	8/1/18	127.75	2632.25
2	4	INESE ANADIOTIS	1290.92	28.40	N/A	1319.32	6/1/18	N/A	1319.32
3	2	KEN YUNG	733.79	16.15	N/A	749.94	11/1/18	N/A	749.94
4	2	CHRISTINA BLEVINS	834.65	18.37	N/A	853.02	10/1/18	N/A	853.02
5	4	DIAZY MORALES	1362.48	29.98	N/A	1392.46	8/1/18	N/A	1392.46
6	1	ALFREDO ALVAREZ AMANDA UJANT	1062.73	23.38	N/A	1086.11	2/1/18	127.75	1213.86

USE ADDITIONAL SHEETS AS NEEDED

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as

2400 PALISADE LLC, Weehawken, New Jersey, certify as follows:

The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.

There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.

There [☐ are ☒ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.

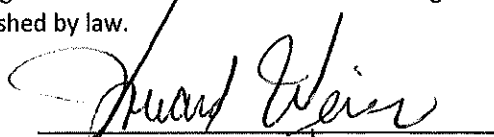
There [☐ are ☒ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.

Since the date of filing the last Rent Registration Statement with the Board, there [☒ have ☐ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 12/26/2017

4 Number of pages have been attached to this certification.


[Signature]
HOWARD WEISS
[Print name & title]
MANAGING AGENT

2400 Palisade LLC
122 North Mountain Avenue
Montclair, NJ 07042
[REDACTED]

December 26, 2017

Township of Weehawken
Rent Leveling Board
400 Park Avenue
Weehawken, New Jersey 07086

Dear Weehawken Rent Leveling Board:

On October 28, 2017 I received a letter from a tenant who wanted to terminate her lease agreement on November 1, 2017, six months early. Tenant complained about various "conditions" in the property some of which were specific to her apartment, and all of which either did not exist or have been rectified.

Tenant made a number of general complaints, all of which were untrue and without any merit.

I have owned this property for over six years and had a 99% occupancy rate. There is very little turnover in the building. When a tenant complains, I immediately address the issue. I want to maintain the building in excellent condition and also provide a good environment for my tenants. I have a super who is available to address tenant's concerns right away.

This tenant did not report any of the alleged "problems" to me during the course of her tenancy. Instead, she raised these false allegations as a basis to terminate her lease before the end of the lease term, upon three (3) days' written notice. She vacated the apartment after 18 months, and I returned her security deposit to her. I was able to immediately re-rent the apartment.

Very truly yours,



Howard Weiss
2400 Palisade LLC

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD ANNUAL RENT REGISTRATION STATEMENT

Date Received <u>2/10/17</u>		Fee Paid <u>10</u>	
Late fee Paid		Other	
☐ Complete Action Taken	☐ Incomplete	☐ 1 st . Request	☐ 2 nd . Request
BOARD USE ONLY			

For Year 2017 Page 1 of 2

Building Address <u>2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u>		No. of Residential Units <u>6</u>
Property Owner:	<u>2400 PALISADE LLC 122 NORTH MOUNTAIN AVE. MONTCLAIR, NJ 07042</u>	
	(Name) (Address)	(Phone)
Manager:	<u>HOWARD WEISS 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042</u>	
	(Name) (Address)	(Phone)
Superintendent:	<u>ALFREDO ALVAREZ 2400 PALISADE AVE. APT 1B WEEHAWKEN, NJ 07086</u>	
	(Name) (Address)	(Phone)

List services/utilities provided to tenants: HEAT HOT WATER ELECTRICITY

A. Please answer each of the following questions completely:

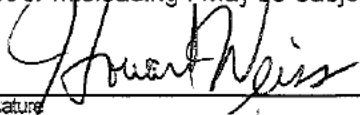
1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
2. If there is a tax surcharge in effect please enter the total real estate taxes for base year 1991, \$ 11,318, and for last year \$ 15,818.13, and the Total square feet of dwelling space in the property / or number of rooms _____.
3. Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: N/A
4. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____
5. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☒ Clothes washer. ☒ Clothes dryer.
6. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer.

B. If this property contains less than six (4) residential units please answer the following.

1. The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
2. I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations, If yes please attach an explanation.
3. I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

 Signature	<u>HOWARD WEISS</u> Print Name	<u>MANAGING AGENT</u> Title or Relationship to Owner	<u>1/5/2017</u> Date
--	-----------------------------------	---	-------------------------

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2017. Page 2 of 2

[illegible]

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

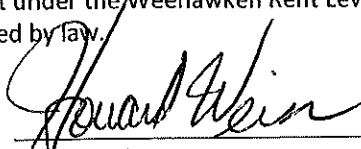
I, the undersigned owner or authorized management agent of the owner, of the property known as 2400
PALISADE, LLC Weehawken, New Jersey, certify as follows:

1. The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8.28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.
2. There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There [☐ are ☒ are not] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There [☐ are ☒ are not] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 1/5/2017

4 Number of pages have been
attached to this certification.


[Signature]

Howard Weiss Managing Agent
[Print name & title]

CRF 010 304

328265

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD ANNUAL RENT REGISTRATION STATEMENT

Date Received _____	Fee Paid _____
Late fee Paid _____	Other _____
☐ Complete ☐ Incomplete	☐ 1 st Request ☐ 2 nd Request
Action Taken _____	
BOARD USE ONLY	

For Year 2016 Page 1 of 2

Building Address	<u>2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u>	No. of Residential Units	<u>6</u>
Property Owner:	<u>2400 PALISADE, LLC</u> (Name)	<u>122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042</u> (Address)	<u>[REDACTED]</u> (Phone)
Manager:	<u>HOWARD WEISS</u> (Name)	<u>122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042</u> (Address)	<u>[REDACTED]</u> (Phone)
Superintendent:	<u>ALFREDO ARAUZO</u> (Name)	<u>2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u> (Address)	<u>[REDACTED]</u> (Phone)

List services/utilities provided to tenants: HEAT, HOT WATER, ELECTRICITY

A. Please answer each of the following questions completely:

- Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
- If there is a tax surcharge in effect please enter the total real estate taxes for base year N/A \$ _____ and for last year \$ _____, and the Total square feet of dwelling space in the property / or number of rooms _____.
- Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: N/A
- Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____
- Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☒ Clothes washer. ☒ Clothes dryer.
- Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer.

B. If this property contains less than six (4) residential units please answer the following.

- The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
- I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations. If yes please attach an explanation.
- I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

[Signature]
Signature

HOWARD WEISS
Print Name

MANAGING AGENT
Title or Relationship to Owner

12/25/2015
Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2016 . Page 2 of 2

Tenant information			Regular Rent					Other			TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a	b	c	d	e	f	g	h	
			Last Year's Base Rent	1.0 % Annual Increase	Capital or Hardship Increase	New Base Rent	Date of Next Rent Increase	Parking Rent	Capital Surcharge (prior to 2003)	Tax Surcharge	
1	5	DANNY ALAVA	2402.31	24.02	N/A	2426.33	8/1/16	125.00	N/A	N/A	2551.33
2	4	INESE ANADIOTIS	1265.49	12.65	N/A	1278.14	6/1/16	N/A	N/A	N/A	1278.14
3	2	RAGUEL SIMBRELO	719.34	7.19	N/A	726.53	5/1/16	N/A	N/A	N/A	726.53
4	2	CHRISTINA BLEWIS	818.21	8.18	N/A	826.39	8/1/16	N/A	N/A	N/A	826.39
5	4	DIALYZ MORALES	1335.3	13.36	N/A	1348.99	8/1/16	N/A	N/A	N/A	1348.99
6	1	ALFREDO A. WARRER ANANIA VIANI	1041.80	10.41	N/A	1052.21	2/1/16	125.00	N/A	N/A	1177.21

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

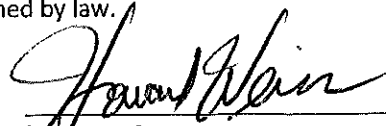
I, the undersigned owner or authorized management agent of the owner, of the property known as 2400
PALISADE, LLC Weehawken, New Jersey, certify as follows:

1. The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8.28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.
2. There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There [☐ are ☒ are not] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There [☐ are ☒ are not] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 12/25/2015

7 Number of pages have been
attached to this certification.


[Signature]

HOWARD WEISS MANAGING AGENT
[Print name & title]

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD ANNUAL RENT REGISTRATION STATEMENT

888761

Date Received <u>1/13/15</u>	Fee Paid <u>RECEIVED</u>	
Late fee Paid	Other	
Complete Action Taken	Incomplete	1st Request <u>1</u> 2nd Request
BOARD USE ONLY		

For Year 2015 Page 1 of 1

Building Address <u>2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u>	No. of Residential Units <u>6</u>
Property Owner: <u>2400 PALISADE LLC 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042</u> (Name) (Address)	 (Phone)
Manager: <u>HOWARD WEISS 122 NORTH MOUNTAIN AVENUE MONTCLAIR NJ 07042</u> (Name) (Address)	 (Phone)
Superintendent: <u>ALFREDO ALVAREZ 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086</u> (Name) (Address)	 (Phone)

List services/utilities provided to tenants: HEAT, HOT WATER, ELECTRICITY

A. Please answer each of the following questions completely:

1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____ percentage/amount _____.]
2. If there is a tax surcharge in effect please enter the total real estate taxes for base year N/A, \$ _____, and for last year \$ _____, and the Total square feet of dwelling space in the property / or number of rooms _____.
3. Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: N/A
4. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____
5. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher ☒ Clothes washer ☒ Clothes dryer.
6. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer.

B. If this property contains less than six (4) residential units please answer the following.

1. The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
2. I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations, If yes please attach an explanation.
3. I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

Signature _____	Print Name <u>Howard Weiss</u>	Title or Relationship to Owner <u>MANAGING AGENT</u>	Date <u>1/16/2015</u>
-----------------	--------------------------------	--	-----------------------

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2015 . Page 1 of 1

Tenant information			Regular Rent					Other			TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a	b	c	d	e	f	g	h	
			Last Year's Rent	Base 2.3% Annual Increase	Capital or Hardship Increase	New Base Rent	Date of Next Rent Increase	Parking Rent	Capital Surcharge (prior to 2003)	Tax Surcharge	
1	5	DANNY ALAVA	2348.30	54.01	N/A	2402.31	8/1/15	N/A	N/A	N/A	2402.31
2	4	INESE ANADOTIS	1237.00	28.45	N/A	1265.49	6/1/15	N/A	N/A	N/A	1265.49
3	2	ALICIA MARTINEZ	703.16	16.18	N/A	719.34	8/1/15	N/A	N/A	N/A	719.34
4	2	CHRISTINA BLEVINS	799.81	18.40	N/A	818.21	8/1/15	N/A	N/A	N/A	818.21
5	4	SAMANTHA MASON	1305.60	30.03	N/A	1335.63	8/1/15	125.00	N/A	N/A	1460.63
6	1	ALFREDO ALVAREZ AMANDA VIANI	1018.38	23.42	N/A	1041.80	2/1/15	125.00	N/A	N/A	1166.80

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

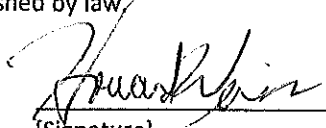
I, the undersigned owner or authorized management agent of the owner, of the property known as 2400
PALISADE, LLC Weehawken, New Jersey, certify as follows:

1. The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8.28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.
2. There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There [☐ are ☒ are not] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There [☐ are ☒ are not] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 1/10/2015

3 Number of pages have been
attached to this certification.


[Signature]

HOWARD WEISS MANAGING AGENT
[Print name & title]

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD ANNUAL RENT REGISTRATION STATEMENT

Date Received <u>12/31/13</u>	Fee Paid <u> </u>	RECEIVED DEC 31 2013
Late fee Paid <u> </u>	Other <u> </u>	
☐ Complete ☐ Incomplete	☐ 1 st Request ☐ 2 nd Request	
Action Taken <u> </u>		
BOARD USE ONLY		

For Year 2014 Page 1 of 1

Building Address 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086 No. of Residential Units 8

Property Owner: 2400 PALISADE LLC 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042 [Phone]

[Name] [Address]

Manager: HOWARD WEISS 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042 [Phone]

[Name] [Address]

Superintendent: ALFREDO ALVAREZ 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086 [Phone]

[Name] [Address]

List services/utilities provided to tenants: HEAT HOT WATER, ELECTRICITY

A. Please answer each of the following questions completely:

1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted , percentage/amount .]
2. If there is a tax surcharge in effect please enter the total real estate taxes for base year , \$, and for last year \$, and the Total square feet of dwelling space in the property / or number of rooms .
3. Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: .
4. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where .
5. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☒ Clothes washer. ☒ Clothes dryer.
6. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer.

B. If this property contains less than six (4) residential units please answer the following.

1. The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
2. I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations. If yes please attach an explanation.
3. I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

[Signature]
Signature

HOWARD WEISS
Print Name

MANAGING AGENT
Title or Relationship to Owner

12/28/13
Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2014 Page 1 of 1

Tenant information			Regular Rent					Other			TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a	b	c	d	e	f	g	h	
			Last Year's Base Rent	2.10 % Annual Increase	Capital or Hardship Increase	New Base Rent	Date of Next Rent Increase	Parking Rent	Capital Surcharge (prior to 2003)	Tax Surcharge	
1	5	RAUDEL GARCIA	2300.00	48.30	N/A	2348.30	7/1/14	N/A	N/A	N/A	2348.30
2	4	INESE ANADIOTIS	1211.60	25.44	N/A	1237.04	6/1/14	N/A	N/A	N/A	1237.04
3	2	SAMANTHA MASON	688.70	14.46	N/A	703.16	9/1/14	N/A	N/A	N/A	703.16
4	2	CHRISTINA BLEVINS	783.36	16.45	N/A	799.81	10/1/14	N/A	N/A	N/A	799.81
5	4	KELLY HENDERSON	1278.75	26.85	N/A	1305.60	8/1/14	125.00	N/A	N/A	1430.60
6	1	ALFREDO ALVAREZ AMANDA DIAZ (SOP. APT.)	997.43	20.95	N/A	1018.38	2/1/14	N/A	N/A	N/A	1018.38

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as

2400 PALISADE AVENUE, Weehawken, New Jersey, certify as follows:

The property [☒ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.

There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.

There [☐ are ☒ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.

There [☐ are ☒ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.

Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 12/28/2013

3 Number of pages have been attached to this certification.

Howard Weiss
[Signature]

HOWARD WEISS
[Print name & title]

MANAGING AGENT

#2564

**TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD
ANNUAL RENT REGISTRATION STATEMENT**

Date Received _____	Fee Paid _____
Late fee Paid _____	Other _____
☐ Complete	☐ Incomplete
☐ 1 st . Request	☐ 2 nd . Request
Action Taken _____	BOARD USE ONLY

For Year 2013 Page 1 of 1

Building Address 2400 PALISADE AVENUE WEEHAWKEN, NJ 07086

No. of Residential Units 6

Property Owner: 2400 PALISADE, LLC
[Name]

122 NORTH MOUNTAIN AVE MONTCLAIR, NJ 07042
[Address]

Manager: HOWARD WEISS
[Name]

122 NORTH MOUNTAIN AVE MONTCLAIR NJ 07042
[Address]

Superintendent: ALFREDO ALVAREZ
[Name]

2400 PALISADE AVE, WEEHAWKEN NJ 07086
[Address]

List services/utilities provided to tenants: HEAT HOT WATER, ELECTRICITY

A. Please answer each of the following questions completely:

1. Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
2. If there is a tax surcharge in effect please enter the total real estate taxes for base year _____, \$ _____ and for last year \$ _____, and the Total square feet of dwelling space in the property / or number of rooms _____.
3. Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: _____.
4. Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where _____.
5. Which appliances are tenants permitted to operate in their apartment. ☒ Dishwasher. ☒ Clothes washer. ☒ Clothes dryer.
6. Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer.

B. If this property contains less than six (4) residential units please answer the following.

1. The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
2. I ☐ am ☐ am not aware of any building/property conditions that might result in any building or health code violations, If yes please attach an explanation.
3. I ☐ have ☐ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

Howard Weiss
Signature

HOWARD WEISS
Print Name

MANAGING AGENT
Title or Relationship to Owner

1/27/2013
Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

WEEHAWKEN RENT LEVELING BOARD - RENT REGISTRATION STATEMENT

For Year 2013 Page 1 of 1

Tenant information			Regular Rent					Other			TOTAL RENT
Unit #	No. of Rooms	Tenant Name	a	b	c	d	e	f	g	h	
			Last Year's Base Rent	2.3% Annual Increase	Capital or Hardship Increase	New Base Rent	Date of Next Rent Increase	Parking Rent	Capital Surcharge (prior to 2003)	Tax Surcharge	
1	5	RAUDEL GARCIA	2300.00	52.90	N/A	2300.00	9/29/13	N/A	N/A	N/A	2352.90
2	4	JEFFREY LOPEZ LOZ BRTO	1184.36	27.24	N/A	1211.60	4/15/2013	N/A	N/A	N/A	1211.60
3	2	KELLY HENDERSON	673.21	15.49	N/A	688.70	8/1/2013	105.00 PREVIOUSLY OWNER OCCUPIED	N/A	N/A	813.70
4	2	CHRISTINA BLEVINS	765.75	17.61	N/A	783.36	10/1/13	N/A	N/A	N/A	783.36
5	4	LAURA DJFF	1250.00	28.75	N/A	1278.75	10/1/13	N/A	N/A	N/A	1278.75
6	1	ALFREDO ALVAREZ AMANDA VIGANT (SUPT. APT.)	PREVIOUSLY OWNER OCCUPIED	22.43	N/A	997.43	2/1/13	N/A	N/A	N/A	997.43

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as

2400 PALISADE AVENUE, Weehawken, New Jersey, certify as follows:

1. The property [☐ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.
2. There [☒ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There [☐ are ☒ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There [☐ are ☒ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☒ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are wilfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 1/27/2013

3 number of pages have been attached to this certification.

Howard Weiss
[signature]

HOWARD WEISS
[print name & title]

MANAGING AGENT

TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD
ANNUAL RENT REGISTRATION STATEMENT
FOR YEAR
2012

Date Received _____	Fee Paid _____
Completed () Incomplete ()	
1 st Request () 2 nd Request ()	
Action Taken _____	BOARD USE ONLY

Building Address 2400 PALISADE AVENUE WEEHAWKEN NJ 07086 # of residential Units 6

Property Owner 2400 PALISADE, LLC 122 NORTH MOUNTAIN AVE. MONTCLAIR NJ 07042 (PHONE) [REDACTED]

Manager (NAME) HOWARD WEISS (ADDRESS) 122 NORTH MOUNTAIN AVENUE MONTCLAIR, NJ 07042 (PHONE) [REDACTED]

Superintendent (NAME) _____ (ADDRESS) _____ (PHONE) _____

List services/utilities provided by owner. Heat ☒ Hot water ☒ Other ELECTRICITY

A. Please answer each of the following questions completely:

- Have you ever granted a Hardship Increase? ☒ No () Yes. (Date(s) granted _____, percentage/amount _____ .)
- If there is a Tax Surcharge in effect please enter the total Real Estate Taxes for base year 1991 \$ _____, and for 2011 \$ _____, and the Total square feet of dwelling space in the property / or number of rooms _____ .
- Have you ever received a Capital Improvement Surcharge (granted prior to 2002)? If so, list the dates and amounts: _____
- Are the tenants given storage space other than in their apartment? ☒ No () Yes. Where _____
- Which appliances are tenants permitted to operate in their apartment ☒ Dishwasher ☒ Clothes washer. ☒ Clothes dryer.
- Which appliances are tenants permitted to operate in any common areas? () Clothes washer. () Clothes dryer.

B. If the property contains less than four (4) residential units please answer the following.

- The property () is () is not the subject of any State, County or Municipal, Building, housing or Health code violations. If yes attach an explanation
- I () am () am not aware of any building/property conditions that might result in any Housing Building or Health code violations. If yes attach an explanation.
- I () have () have not received any complaints from any tenant regarding any conditions at the property/building. If yes attach an explanation.

C. If this property contains five (5) or more residential units you must fill out the attached Certificate of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous part of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinances, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanently denied of any increase(s) provided for herein.

Signature [Signature] Print name Howard Weiss Title or Relationship to Owner MANAGER Date 1/21/2012

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

FOR YEAR 2012 Page 1 of 1

[illegible]

WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be use only for properties containing five (5) or more residential units.)

I, the undersigned owner or authorized management agent of the owner, of the property known as 2400 PALISADE AVENUE, Weehawken, New Jersey, certify as follows:

1. The property (☐ is ☐ is not) properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detail explanation and anticipated day of compliance.
2. There (☒ is ☐ is not) a current Certificate of Inspection (commonly called "Green Card") in place for the building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There (☐ is ☒ is not) pending notice(s) of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulation or laws for this property, the building or any unit herein. If there are any violations, please attach copies of the violation notices, and detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There (☐ is ☒ is not) conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal government agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filling the last Rent Registration Statement with the Board, there (☐ have ☒ have not been) written complaints by tenant(s) concerning any conditions in a unit or the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestation, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

I hereby certify that, except as may not be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of all municipal, county, state and federal governmental agencies, having jurisdiction. I certify that the forgoing statements made by me are true. I am aware that if any of my answers given herein are willfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Ordinance to make any rental increases for the year and I will be subject to further punishment under law.

Dated: 1/2/2012

3 Number of pages have been attached to this certification.


(Signature)

HOWARD WEISS MANAGER
(Print name and Title)

**TOWNSHIP OF WEEHAWKEN - RENT LEVELING BOARD
ANNUAL RENT REGISTRATION STATEMENT**

Date Received <u>3/3/11</u>	Fee Paid <u>10</u>	RECEIVED MAR 03 2011
Late fee Paid _____	Other _____	
☐ Complete ☐ Incomplete	☐ 1 st Request ☐ 2 nd Request	
Action Taken _____	BOARD USE ONLY By <u>[Signature]</u>	

For Year 2011 Page _____ of _____

Building Address 2400 PALISADE AVE WEEHAWKEN NJ 07086 No. of Residential Units 5
 Property Owner: [Name] _____ [Address] _____ [Phone] _____
 Manager: [Name] _____ [Address] _____ [Phone] _____
 Superintendent: [Name] _____ [Address] _____ [Phone] _____

List services/utilities provided to tenants: HEAT HOT WATER

A. Please answer each of the following questions completely:

- Have you ever been granted a hardship increase? ☒ No ☐ Yes. [Date(s) granted _____, percentage/amount _____.]
- If there is a tax surcharge in effect please enter the total real estate taxes for base year _____, \$ _____, and for last year \$ _____, and the Total square feet of dwelling space in the property / or number of rooms _____.
- Have you received a Capital Improvement Surcharge (granted prior to 2002) ? If so, list dates: _____
- Are tenants given storage space other than in their apartment? ☒ No ☐ Yes. Where NO
- Which appliances are tenants permitted to operate in their apartment. ☐ Dishwasher. ☐ Clothes washer. ☐ Clothes dryer. NONE
- Which appliances are tenants permitted to operate in any common area. ☐ Clothes washer. ☐ Clothes dryer. NONE

B. If this property contains less than six (4) residential units please answer the following.

- The property ☐ is ☐ is not the subject of any state, county or municipal, building, housing or health code violations. If yes please attach an explanation.
- I ☐ am ☒ am not aware of any building/property conditions that might result in any building or health code violations, If yes please attach an explanation.
- I ☐ have ☒ have not received any complaints from any tenants regarding any conditions at the property/building. If yes please attach an explanation.

C. If this property contains five (5) or more residential units please fill out the attached Certification of Substantial Compliance.

I certify that the information and amounts provided by me in this statement are true and that I have posted a copy hereof in a conspicuous area of the building. I further certify that the building and all units are in substantial compliance, as defined in the ordinance, subject however to the information provided herein. I am aware that if any information herein is inaccurate I am required to file a corrected statement forthwith. I am also aware that if any information provided by me is false or misleading I may be subject to punishment and permanent denial of any increases provided for herein.

[Signature]
Signature

CIRRODD FASCIANO OWNED
Print Name Title or Relationship to Owner

Date

***** PLEASE PRINT CLEARLY AND NEATLY OR TYPE *****

For Year 2011 . Page _____ of _____

For Year 2011 . Page _____ of _____

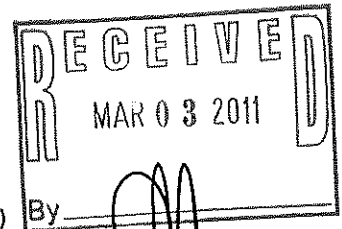
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WEEHAWKEN RENT LEVELING BOARD

CERTIFICATION OF SUBSTANTIAL COMPLIANCE

(To be used only for properties containing five (5) or more residential units.)



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I, the undersigned owner or authorized management agent of the owner, of the property known as

CORRADO FASCIANO

Weehawken, New Jersey, certify as follows:

1. The property [☐ is ☐ is not] properly registered with the State of New Jersey, Department of Community Affairs as required under N.J.S. 46:8-28. If so please attach a copy of the registration statement. If not, please attach a detailed explanation and anticipated date of compliance.
2. There [☐ is ☐ is not] a current Certificate of Inspection (commonly called a "Green Card") in place for this building. If so please attach a copy of the certificate, if not, please attach a detailed explanation.
3. There [☐ are ☐ are no] pending notices of violation issued by a municipal, county, state or federal agency concerning a violation of any building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws for this property, the building or any unit therein. If there are any violations, please attach copies of the violation notices, a detailed explanation of same and what actions are being taken to resolve those violations and the anticipated date of compliance.
4. There [☐ are ☐ are no] conditions present on or about the property, in the building or any units therein which may be in, or give rise to, a violation of any applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. If so, please attach a detailed description and what actions are being taken to abate these conditions.
5. Since the date of filing the last Rent Registration Statement with the Board, there [☐ have ☐ have not been] written complaints by tenant(s) concerning any conditions in a unit or in the building, regarding the physical condition of the property (hazardous conditions or otherwise), any services provided by landlord to the tenant(s), including heat and utilities, any insect or pest infestations, any odors or health and safety conditions, or the like. If so, please attach a detailed description of each, including any tenant correspondence, and any actions taken or being taken to resolve the complaints.

Done 4/1/2011

I hereby certify that, except as may be noted in my answers to the above specific questions, the above property and all residential units therein are in substantial compliance with all applicable building, housing, property maintenance, fire, environmental, health and safety codes, ordinances, regulations or laws, of any municipal, county, state or federal governmental agency, having jurisdiction. I am aware that if any of my answers given herein are wilfully false, deceptive or misleading, I may lose any right under the Weehawken Rent Leveling Board to make any rental increases for the year and I may further be punished by law.

Dated: 2011

Corrado Fasciano
[signature]

CORRADO FASCIANO
[print name & title]

OWNER

3 number of pages have been
attached to this certification.