



**TOWNSHIP OF WEEHAWKEN**  
**NEW JERSEY**

**RENT LEVELING BOARD**  
400 PARK AVENUE  
WEEHAWKEN, NEW JERSEY 07086  
Tel: 201-319-6024 \* Fax: 201-866-8763

MARCH 11, 2021

TO: THE PUBLIC  
THE JERSEY JOURNAL  
THE HUDSON REPORTER  
THE MEMBERS OF THE BOARD

PLEASE TAKE NOTICE that in accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," there will be a Regular Virtual Meeting of the Weehawken Rent Control Board on Wednesday, March 17<sup>th</sup>, 2021 at 7:00 P.M.

This meeting will be conducted virtually by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

**Rent Board Meeting**

Wed, Mar 17, 2021 7:00 PM - 10:00 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/429940245>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3412](tel:+18722403412)

**Access Code: 429-940-245**

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/429940245>

All microphones of public users will be muted during the meeting except when recognized for the purpose of speaking on a matter or to provide public comment. Should you have any questions or if you experience any difficulty in joining the meeting, please call (201) 319-6024 and someone will be able to help resolve the problem.

AGENDA

72 46<sup>TH</sup> STREET  
WEEHAWKEN, NJ 07086  
NON IN COMPLIANCE WITH RENT CONTROL  
REGULATIONS

CAO F. CHAN  
7804 PARK AVENUE5  
NORTH BERGEN, NJ 07047

FULTON HOUSE ALL UNITS  
899 BLVD EAST  
WEEHAWKEN, NJ 07086

PREFERRED MANAGEMENT INC.  
ATTN: WILLIAM MULLER  
25 CHARLES STREET  
WESTWOOD, NJ 07675

**1. Review of Cooperative Corporation policy concerning the restriction on sub-leasing of cooperative units as potential violation of the Weehawken Anti-Warehousing Ordinance (10-1986).**

**2. Failure of property owner to comply with the notice requirements of the Weehawken Anti-Warehousing Ordinance (10-1986).**

TAKE NOTICE THAT ACTION MAY BE TAKEN ON THE MATTERS LISTED ON THIS AGENDA AND ON SUCH OTHER MATTERS AS MAY PROPERLY COME BEFORE THE RENT CONTROL BOARD OF THE TOWNSHIP OF WEEHAWKEN.

By Order of the Weehawken Rent Control Board.

JORGE CHEMAS

RENT CONTROL BOARD SECRETARY

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TOWNSHIP OF WEEHAWKEN  
 RENT LEVELING BOARD  
 Weehawken Municipal Building  
 400 Park Avenue  
 Weehawken, New Jersey 07086

Fee Paid: \$ _____	FDR
Date Filed: _____	OFFICE
Filed By: _____	USE ONLY

COMPLAINT / APPLICATION

Tenant(s) Information:		Landlord(s) Information: <b>Att: William Muller</b>	
_____ (name)		Preferred Management, Inc. Muller	
_____ (Current mailing address)		25 Chester Street	
_____ (City, state, zip) Apt # _____		Westwood, N.J. 07075	
_____ (Phone)	_____ (Cell)	_____ (Phone)	_____ (Cell)
_____ Email		_____ Email	

If you are no longer a resident of the unit that is the subject of this complaint, Please provide the address of that property:  
 Building Address: "Fulton House" 899 Blvd East Unit/Apt # \_\_\_\_\_

Please check all that apply and fill out completely:

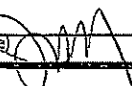
- REVIEW OF RENT/TAX SURCHARGE. [Attach copies of your lease(s) and any notices increasing rent]  
 I/We moved into this building on \_\_\_\_/\_\_\_\_/\_\_\_\_, with an initial monthly rent of \$ \_\_\_\_\_.  
 My/our current monthly rent is \$ \_\_\_\_\_. Is there a written lease?  Yes  No.  
 In addition to rent I/We pay for:  Heat  Hot Water  Gas  Electric  Water  \_\_\_\_\_  
 The last increase was given on (or will be on) \_\_\_\_/\_\_\_\_/\_\_\_\_, for \$ \_\_\_\_\_, per month.
- DIMINISHMENT OF SERVICES. [Check all that apply and give explanation below.]  
 Apartment conditions, repairs and maintenance and/or housing, health or fire-code violations, including no heat.  
 Tenant now required to pay for utilities, heat, parking, storage or the like, which were previously included with rent.  
 Elimination or interference with building services, including parking, storage or the like.
- HARASSMENT. [This charge is very serious. A pattern of harassment must be proven. Please provide all specific facts.]
- LANDLORD REQUEST FOR RESTORATION OF RENT. [for abatement granted on \_\_\_\_/\_\_\_\_/\_\_\_\_]  
 This request is for unit(s) \_\_\_\_\_  
 The undersigned property owner certifies that all conditions have now been abated, see attached proof.

RENT BOARD COMPLAINT - MISSING, INCOMPLETE, OR INCORRECT FILLING  Annual Registration  Tax Surcharge Notice

Explain/Describe: 1. Review of Cooperative Cooperation policy concerning the restriction on sub-leasing of cooperative units as potential violation of the Weehawken Anti-Warehousing Ordinance (10-1986) 2. Failure of property owner to comply with the notice requirements of the Weehawken Anti-Warehousing Ordinance (10-1986).  
 (Attach additional sheets if needed.)

I certify that the facts stated herein, and any documents attached, are true and correct.

Date: 03-11-2021

(signature) 

Hearing notices will be mailed. All documents and witnesses must be brought to the hearing. You may have an attorney represent you. Adjournments will only be granted for good cause, on written request, made at least two (2) days prior to the scheduled hearing date.

## Chapter 9. Building and Housing

### § 9-11.1. Preamble.

[Ord. No. 10-1986, Preamble]

The Township of Weehawken has previously determined that an emergency exists in the Township with respect to the rental of housing space; and the governing body of the Township does hereby declare that emergency now exists in the Township with respect to the rental of housing space now subject to rent control, which emergency has been created, in part, by a deterioration of a substantial portion of the existing housing stock, insufficient new housing construction, increased cost of construction and finance, and growing inflation, all of which have caused a substantial and increasing shortage of rental housing accommodations for families of low and moderate income. The governing body has determined that this emergency has been exacerbated by reason of the withholding by owners of available housing space from the rental market in order to increase the value of their property at the expense of persons desiring to rent such housing space and in order to circumvent the protections granted to persons in possession of rental housing space upon conversion of the property to the condominium or cooperative form of ownership, and which actions are determined by the governing body to be unwarranted and causing severe economic hardships upon tenants and are adversely affecting the health, safety and general welfare of the citizens of the Township, warranting legislative action by the governing body.

This section is necessary to protect the rights of tenants during the existing housing shortage crisis in the Township.

### § 9-11.2. Notification of Rent Leveling Board.

[Ord. No. 10-1986, § 1]

The owner of any dwelling unit which is subject to the provisions of the Weehawken Rent Leveling<sup>[1]</sup> Ordinance, as amended, at any time when such dwelling unit has been vacant for a period of 30 days shall, within 10 days thereafter, notify the Weehawken Rent Leveling Board in writing of the fact of such vacancy, the identity of the owner, the address and apartment number of the vacant dwelling unit, and the date upon which it became vacant.

[1] *Editor's Note: See Chapter 7, Rent Control.*

### § 9-11.3. Owner required to make effort to rent dwelling unit.

[Ord. No. 10-1986, § 2]

At or before the time any dwelling unit described in Subsection 9-11.2 shall become vacant, and continuing during the period of such vacancy, the owner shall make diligent efforts to rent the same.

### § 9-11.4. Standards to determine acceptance of tenant.

[Ord. No. 10-1986, § 3]

The owner shall accept as a tenant for immediate occupancy of such dwelling unit any person who offers to pay the lawful rent and any proper security deposit which may be required for the apartment

and agrees to any reasonable rental terms; provided that:

- a. The owner may refuse to accept any such person as a tenant where he is able to establish clearly and convincingly that the prospective tenant:
  1. Would be likely to engage in conduct which would constitute one of the good cause grounds for eviction set forth in N.J.S.A. 2A:18-61.1, except those contained in Subsections g, h, k, or l as presently constituted; or
  2. Has failed to comply with the reasonable requests of the owner for financial or other relevant personal information which is necessary for the owner to make an informed decision as to the suitability of the person as a prospective tenant, within a reasonable time after request therefor.
- b. The owner may offer any such person a tenancy in such dwelling unit with occupancy to begin on a date which is no more than 60 days from the date such prospective tenant offers to rent the dwelling unit, where the owner is able to establish clearly and convincingly that the delay in occupancy is necessary for the purpose of making repairs or improvements to the dwelling unit, which repairs or improvements cannot practicably be made while a person is in possession and occupancy of the dwelling unit.

### § 9-11.5. Time limit for notifying applicants.

[Ord. No. 10-1986, § 4]

Within five days after a person has offered to rent a vacant dwelling unit which is subject to the provisions of this section and such person has complied with all reasonable requests of the owner for relevant financial or personal information, the owner shall notify that person and the Weehawken Rent Leveling Board in writing whether such person is accepted for the tenancy, rejected or accepted for a future occupancy and, in the latter two cases, the owner shall also set forth in the notification the specific reasons therefor and, in the last case, the date occupancy is to begin.

### § 9-11.6. Grievance; complaints brought to Municipal Court.

[Ord. No. 10-1986, § 5]

Any person aggrieved by the action or inaction of an owner of a dwelling unit subject to the provisions of this section may bring the matter before the Municipal Court on a complaint for violation of this section.

### § 9-11.7. Notice.

[Ord. No. 10-1986, § 6]

It shall be the obligation of any person required to give written notice under this section to ensure that all parties required to, actually receive such notice.

### § 9-11.8. Violations; penalty.

[Ord. No. 10-1986, § 7]

A violation of any provision of this section shall, upon conviction, be liable to the penalty stated in § 1-5. Each day during which an owner is in violation of any of the provisions of this section shall constitute a separate offense hereunder.

### § 9-11.9. Effective date.

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[Ord. No. 10-1986, § 8]

This section shall also be applicable to all apartments which are vacant on the effective date of this section and which either have been vacant for a period of at least 30 days at that time or which remain vacant and later reach that thirty-day vacancy period. A Landlord who would be in violation of this section as of its effective date shall have 15 days to comply with the provisions hereof.

TOWNSHIP OF WEEHAWKEN  
HUDSON COUNTY, NEW JERSEY  
ORDINANCE NO. 10 -1986

AN ORDINANCE PROHIBITING THE WITHHOLDING  
OF CERTAIN RESIDENTIAL APARTMENT UNITS  
FROM THE RENTAL MARKET  
IN THE TOWNSHIP OF WEEHAWKEN

WHEREAS, the Township of Weehawken has previously determined that an emergency exists in the Township with respect to the rental of housing space; and

WHEREAS, the governing body of the Township of Weehawken does hereby declare that emergency now exists in the Township of Weehawken with respect to the rental of housing space now subject to rent control, which emergency has been created, in part, by a deterioration of a substantial portion of the existing housing stock, insufficient new housing construction, increased cost of construction and finance, and growing inflation, all of which have caused a substantial and increasing shortage of rental housing accommodations for families of low and moderate income; and

WHEREAS, the said governing body has determined that this emergency has been exacerbated by reason of the withholding by owners of available housing space from the rental market in order to increase the value of their property at the expense of persons desiring to rent such housing space and in order to circumvent the protections granted to persons in possession of rental housing space upon conversion of the property to the condominium or cooperative form of ownership, and which actions are determined by said governing body to be unwarranted and causing severe economic hardships upon tenants and are adversely effecting the health, safety and general welfare of the citizens of the Township of Weehawken, warranting legislative action by the governing body; and

WHEREAS, this Ordinance is necessary to protect the rights of tenants during the existing housing shortage crisis in the Township of Weehawken;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Weehawken, Hudson County, New Jersey, as follows:

1. The owner of any dwelling unit which is subject to the provisions of the Weehawken Rent Leveling Ordinance, as amended from time to time, at any time when such dwelling unit has been vacant for a period of thirty (30) days shall, within ten (10) days thereafter, notify the Weehawken Rent Leveling Board in writing of the fact of such vacancy, the identity of the owner, the address and apartment number of the vacant dwelling unit, and the date upon which it became vacant.

2. At or before the time any dwelling unit described in Section 1 of this Ordinance shall become vacant, and continuing during the period of such vacancy, the owner shall make diligent efforts to rent the same.

3. The owner shall accept as a tenant for immediate occupancy of such dwelling unit any person who offers to pay the lawful rent and any proper security deposit which may be required for the apartment and agrees to any reasonable rental terms; provided that:

(a) The owner may refuse to accept any such person as a tenant where he is able to establish clearly and convincingly that the prospective tenant:

i. Would be likely to engage in conduct which would constitute one of the good cause grounds for eviction set forth in N.J.S.A. 2A:18-61.1, except those contained in subsections g, h, k, or l as presently constituted; or

ii. Has failed to comply with the reasonable requests of the owner for financial or other relevant personal information which is necessary for the owner to make an informed decision as to the suitability of the person as a prospective tenant, within a reasonable time after request therefor; and

(b) The owner may offer any such person a tenancy in such dwelling unit with occupancy to begin on a date which is no more than sixty (60) days from the date such prospective tenant offers to rent the dwelling unit, where the owner is able to establish clearly and convincingly that the delay in occupancy is necessary for the purpose of making repairs or improvements to the dwelling unit, which repairs or improvements cannot practicably be made while a person is in possession and occupancy of the dwelling unit.

4. Within five (5) days after a person has offered to rent a vacant dwelling unit which is subject to the provisions of this Ordinance and such person has complied with all reasonable requests of the owner for relevant financial or personal information, the owner shall notify that person and the Weehawken Rent Leveling Board in writing whether such person is accepted for the tenancy, rejected or accepted for a future occupancy and, in the latter two cases, the owner shall also set forth in the notification the specific reasons therefor and, in the last case, the date occupancy is to begin.

5. Any person aggrieved by the action or inaction of an owner of a dwelling unit subject to the provisions of this Ordinance may bring the matter before the Municipal Court on a complaint for violation of this Ordinance.

6. It shall be the obligation of any person required to give written notice under this Ordinance to ensure that all parties required to, actually receive such notice.

7. A violation of any provision of this Ordinance shall be punishable by a fine not to exceed \$500.00, imprisonment for a period up to thirty (30) days, or both. Each day during which an owner is in violation of any of the provisions of this Ordinance shall constitute a separate offense hereunder.

8. This Ordinance shall also be applicable to all apartments which are vacant on the effective date of this Ordinance and which either have been vacant for a period of at least thirty (30) days at that time or which remain vacant and later reach that thirty (30) day vacancy period. A Landlord who would be in violation of this Ordinance as of its effective date shall have fifteen (15) days to comply with the provisions hereof.

9. If any provisions of this ordinance or the application of such provision to any person or circumstances is declared invalid, such invalidity shall not effect other provisions or applications of this Ordinance which can be given effect and to this end, the provisions of this Ordinance are declared to be severable.

10. This Ordinance is to take effect immediately upon passage and publication as required by law.

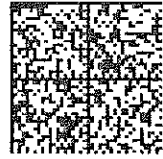
INTRODUCED: February 27, 1986  
PASSED & ADOPTED: March 13, 1986



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Heritage Plaza I  
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Glen Rock, NJ. 07452

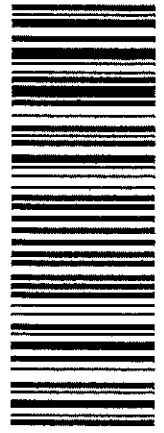


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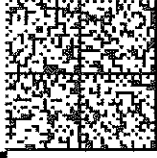
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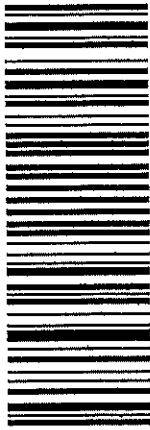


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Glen Rock, NJ. 07452

*Preferred Management, Inc.  
25 Charles Street  
Westwood, N.J. 07086  
Attn: William Muller*

7018 1130 0002 1046 3688



TOWNSHIP OF WEEHAWKEN  
MUNICIPAL BUILDING  
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WEEHAWKEN, NEW JERSEY 07086

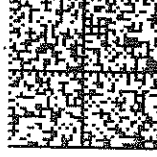


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**CERTIFIED MAIL**



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*Preferred Management, Inc.  
25 Charles Street  
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Attn: William Muller*