

RED BANK RENT CONTROL
REGULAR MEETING
APRIL 23, 2026

- Call to Order
- Sunshine Law
- Roll Call
- Approval of minutes for February 26, 2026 meeting
- Consumer Price Index – March 2026 – 349.962/4%
- New Business:
 - Proposed amendment to the Rules & Regulations with proposed resolution
- Old Business:
 - New construction
- Public Participation
- Decontrols
- Vouchers:
 - Board Attorney - \$3,121.60 for March & April 2026
 - Board Secretary - \$250 for April 2026
- Adjournment

RED BANK RENT CONTROL

REGULAR MEETING

FEBRUARY 26, 2026

CALL TO ORDER

Chairperson Soler called the meeting to order at 7:00.

SUNSHINE STATEMENT

Chairperson Soler stated that adequate notice of this meeting as required by P.L. Chapter 231 had been provided by notice, which was posted on the Bulletin Board to the Borough Hall on January 29, 2026. Copies were sent to the Asbury Park Press, Two River Times and the Borough Clerk.

ROLL CALL

Present: Chairperson Gale Soler, Members Nicola Bowers, Scott Heck, Debbie Marks, Inez Nedrick, and Judy Giunta and Board Attorney Gene Anthony.

Absent: Board Member Kristen Zuidema.

APPROVAL OF MINUTES – January 29, 2026

Ms. Giunta offered a motion to approve the minutes, seconded by Mr. Heck. A voice vote confirmed all in favor.

CONSUMER PRICE INDEX

Ms. Soler stated that the Consumer Price Index for January 2026 was 344.732, which was a 3% increase.

NEW BUSINESS

State Statute

Mr. Anthony stated that the only thing he wanted to mention came up today from the Borough Manager regarding a State statute that was passed last year and goes into effect this year and Mr. Gant wanted to know whether it affected the Rent Control Ordinance. He stated that he had read it last year and that what it amounts to it puts a ceiling on all rent increases to no more than 3½ percent and that no rent control ordinance can have anything that is different than that. He stated that that means that in some towns you can't follow the CPI anymore for certain types of dwellings. He stated that he told Mr. Gant that his reading of the statute is that it only applies to mobile home parks and that we don't have a mobile home park in Red Bank. He stated that it applies to those towns that have mobile home parks that rent out the units and that he doesn't read it as applying to apartment complexes at all.

Kristen Zuidema arrived at 7:03 pm.

OLD BUSINESS

Hayes Enforcement

Mr. Anthony stated that he contacted Mr. Gant and his concern was that the ordinance was written so long ago and when it was written it said that in terms of enforcement that the Rent Board makes a resolution for enforcement, sends it the Mayor and Council and they have to pass a resolution authorizing the enforcement and then it goes to Code Enforcement for actually filing a complaint. He stated that Mr. Gant's concern was that we have a different form of government now and the Manager

does a lot of things that the Council used to do and that he told Mr. Gant that he would leave it to the Borough Attorney to reconcile, but that in his mind if the ordinance says that the governing body has to pass a resolution then that's what it says and that it is not necessarily changed because of a different form of government. He stated that if they want the manager to make the decision that they need to make that change in the ordinance, but that he doesn't think it is necessary. He stated that he told Mr. Gant that they want to proceed with the enforcement no matter what and if they do not need to wait until the ordinance is changed then let's not wait until the ordinance is changed. He stated that he didn't know what it was going to do because he hasn't heard anything on the matter since last year. He stated that the attorney had contacted them and stated that there was a settlement but then the settlement didn't take place and wasn't put on the record. He stated that as far as he is concerned the landlord is still in violation of the resolution and that he told Mr. Gant to go ahead and do what's necessary to issue a complaint in the municipal court.

Ordinance Amendment

Mr. Anthony stated that the ordinance amendment was listed on tonight's council agenda for introduction. He stated that he hasn't seen it yet and that he wasn't sure if there were still more changes that need to be made to it because he hasn't been in contact with him.

New Construction Exemption

Mr. Anthony stated that the board secretary had sent a list of new construction that to him didn't seem complete and that it was missing some buildings and that the interesting thing about it is that no one has filed exemption letters.

Ms. Bowers stated that her company filed one for the 26 Allen Place construction when they were getting the CO.

Mr. Anthony stated that if the Construction Department is saying that no one is filing, they need to look into it further.

The board secretary stated that she located the letter and went over who it was addressed to and that it should be on file with the Construction Department because it was filed with them.

Mr. Anthony asked the board secretary to reach out to them again and make sure that they have it and that there aren't others that are missing as well.

The board secretary stated that she would reach out to them again for a complete list.

PUBLIC PARTICIPATION

DECONTROLS

Ms. Soler stated that the decontrols are on file in the clerk's office.

VOUCHERS

Ms. Soler stated that there was a voucher for the board attorney for \$875.00 for the month of February 2026 and asked for a motion to approve. Mr. Heck offered a motion to approve the voucher, seconded by Ms. Giunta. A voice vote confirmed all in favor.

Ms. Soler stated that there was a voucher for the board secretary for \$250 for the month of February 2026 and asked for a motion to approve. Ms. Marks offered a motion to approve the voucher, seconded by Ms. Bowers. A voice vote confirmed all in favor.

Ms. Soler asked if there were any other comments from the board.

Mr. Anthony stated that they had received a couple of emails from a tenant that they had a case on last year.

The board secretary stated that her name is Joede Personn and that she is the one that had the two residences.

Mr. Anthony stated that Ms. Personn has been complaining again lately and she was emailed that if she has another complaint that she should file another complaint with the board. He asked if she had filed one.

The board secretary stated that she had not.

ADJOURNMENT

Ms. Soler asked for a motion to adjourn the meeting. Ms. Bowers offered a motion to adjourn the meeting, seconded by Ms. Giunta. A voice vote confirmed all in favor.

Respectfully submitted,

Bonnie K. Thomas – Rent Leveling Board Secretary

Urban Wage Earners and Clerical Workers - (CPI-W)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1996	160.9	161.7	162.5	162.2	162.8	162.8	162.8	163.3	164.4	164.4	164.7	164.7	163.1
1997	165.1	166.2	166.6	166.1	166.0	166.2	166.6	166.7	167.7	168.1	168.0	167.7	166.8
1998	167.7	168.2	168.2	168.5	168.6	168.8	169.1	169.7	169.9	170.5	170.5	170.5	169.2
1999	170.8	170.6	170.8	171.3	171.5	172.1	172.5	173.2	173.9	174.5	174.6	174.3	172.5
2000	174.7	176.0	176.7	176.8	177.0	177.6	178.4	178.5	179.9	180.2	180.1	180.0	178.0
2001	180.6	180.8	181.8	181.9	183.0	183.8	183.5	183.5	183.6	183.3	183.3	182.8	182.7
2002	183.5	184.7	185.6	186.6	186.4	186.5	187.1	188.1	188.6	188.8	188.8	188.7	187.0
2003	189.7	191.3	192.1	191.8	191.7	191.9	192.8	194.1	195.0	195.2	194.7	194.6	192.9
2004	194.9	196.3	198.2	198.5	199.1	200.4	200.1	200.3	200.6	201.9	202.2	201.8	199.5
2005	202.6	203.3	205.5	206.0	205.6	205.1	206.5	208.3	211.0	211.0	209.9	208.7	207.0
2006	210.2	210.6	212.0	214.0	215.5	216.7	216.8	217.8	216.9	215.3	214.7	215.2	214.6
2007	215.793	216.771	218.510	219.791	221.396	222.322	222.237	221.905	222.174	222.624	223.716	223.873	220.926
2008	224.557	225.281	226.951	228.215	230.923	233.776	235.446	235.510	234.703	232.778	228.727	227.223	230.341
2009	227.503	228.653	229.064	229.639	230.307	231.916	232.177	232.841	233.502	233.084	233.893	233.448	231.336
2010	234.067	234.153	235.240	235.750	236.144	235.916	236.330	236.820	236.725	237.483	237.606	237.575	236.151
2011	238.396	239.750	241.667	242.697	244.316	244.601	245.265	246.025	246.877	246.297	245.546	244.586	243.835
2012	245.541	246.539	248.152	248.706	248.955	248.488	248.162	249.734	250.980	250.539	250.586	249.535	248.826
2013	250.849	252.317	252.739	252.024	252.259	252.862	253.277	253.633	254.434	252.917	253.013	253.088	252.784
2014	255.477	254.782	255.933	255.937	257.145	257.147	257.309	256.691	256.945	256.022	254.638	253.224	255.938
2015	253.159	254.044	254.358	254.699	255.946	256.383	256.054	256.038	256.386	255.932	255.385	254.441	255.235
2016	254.968	255.246	256.012	257.289	257.721	258.269	258.065	258.374	259.059	258.995	259.348	259.789	257.761
2017	261.409	262.086	262.165	262.486	262.825	263.205	262.577	263.489	265.291	264.578	264.185	264.436	263.228
2018	265.660	267.153	267.077	267.945	268.986	269.348	269.123	269.304	270.298	269.879	269.154	268.369	268.525
2019	269.659	270.250	271.123	271.992	272.726	273.360	273.287	273.903	273.722	273.474	273.627	274.027	272.596
2020	276.077	276.412	275.913	274.876	276.413	276.529	277.944	277.920	278.916	278.297	277.747	278.844	277.157
2021	279.909	280.994	281.761	283.926	285.281	288.318	288.323	289.090	290.733	291.835	293.033	292.713	287.160
2022	296.213	297.028	300.890	303.153	305.161	309.606	308.491	308.969	308.477	308.763	309.647	309.872	305.523
2023	312.206	313.326	312.810	313.188	313.696	315.126	316.105	318.290	319.955	320.196	319.611	319.627	316.178
2024	322.823	323.061	324.298	325.774	326.696	329.160	330.340	330.861	332.371	332.140	332.629	332.829	328.582
2025	335.448	336.648	337.269	338.206	337.733	340.420	340.842	341.162	342.226	(1) -	342.426	343.497	339.625
2026	344.732	346.801	349.962										

Footnotes

(1) Data unavailable due to the 2025 lapse in appropriations

Source: U.S. Bureau of Labor Statistics (BLS).

THE LAW OFFICES OF
GENE J. ANTHONY

48 South Street, Eatontown, NJ 07724
Telephone: 732 542-3320
Fax: 732 542-9024
E-Mail: gantpol@ol.com

April 17, 2026

Via email
Red Bank Rent Leveling Board
c/o Bonnie Thomas, Rent Leveling Board Secretary
90 Monmouth Street
Red Bank, NJ 07701

RE: Proposed Amendment to Rules and Regulations of the Red Bank Rent Leveling Board

Dear Madam Chairperson, Members of Rent Leveling Board and Ms. Thomas:

Enclosed herewith please find a proposed amendment to the Rules and Regulations for the Red Bank Rent Leveling Board. I have been experiencing difficulties not only in Red Bank, but in other towns where exhibits for a particular Complaint or Application are continually submitted all the way up to the day of the hearing, at times Tenants even want to submit additional exhibits after the fact, creating chaos in terms of reviewing the Complaint or Application with numerous new exhibits.

What I am suggesting is a change to Section VII, now entitled "Notice" to change the title to "Notice and Exhibits" and adding a Subsection "F" as follows:

VII. NOTICE AND EXHIBITS

F. Tenants and Landlords filing Complaints and/or Applications shall supply all exhibits to the Complaint or Application at the time of the filing of the Complaint or Application, and any amendments or additions to exhibits shall not be supplied to the Board later than fifteen (15) days prior to the scheduled hearing by the complaining party or applicant. Parties other than the complaining party and/or applicant may file with the Board statements and/or exhibits in opposition to any Complaint or Application, but no later than five (5) days prior to the scheduled hearing date. All written statements and/or exhibits supplied by the parties must be shared with recognized opposing parties at the same time as filing. Failure to follow the aforesaid time schedule rules may lead the Board to either reschedule the hearing in its sole discretion, or order the statements or exhibits supplied after the due dates to be excluded from evidence and consideration by the Board.

As noted above, this provides for a time schedule for submitting exhibits. Basically, we are requiring that Complainants and Applicants submit their exhibits at the time they submit their Complaint or Application, and in any case not amend their Complaint or Application with additional exhibits not later than fifteen (15) days before a hearing. Opposing parties would have five (5) days before the hearing for submission. In either case, it would allow the Board to have all exhibits at the time of the hearing with at least some time to review the exhibits and for my office to organize the exhibits. This would also require them to provide all exhibits in paper form. I recently had a Complainant in Shrewsbury Township try to include a new cell phone photograph at the hearing, which made for a difficult situation as the Complainant wanted us to pass her cell phone around with the new photo. I am looking to avoid any situation such as this.

I would like to discuss this proposal at the next meeting. I have also included a proposed Resolution adopting said amendment, as I feel it is pertinent in helping the Board and myself; especially with a Complaint with multiple exhibits. I leave it to your discretion.

If you should have any questions prior to our meeting, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gene J. Anthony", with a long horizontal flourish extending to the right.

Gene J. Anthony, Esq.

GJA:ja
Encs.

**RULES AND REGULATIONS
OF THE
RENT LEVELING BOARD
OF THE
BOROUGH OF RED BANK**

I. MEETINGS

A. The Rent Leveling Board [hereinafter “Board”] shall meet for one Agenda Meeting and one public meeting [hereinafter “Regular Meeting”] each month.

B. To convene a meeting of the Board, a quorum of the Board’s members must be present.

C. The Board may meet at such additional times as it deems necessary. Any such additional meetings shall be advertised by public notice in the official newspaper(s) of the Borough and announced at the regularly scheduled meeting preceding the additional meeting.

D. The Agenda Meeting and Regular Meeting will be held in the Borough Council chambers on the last Thursday of each month, with the Agenda Meeting commencing at 7:00 P.M. and the Regular Meeting commencing immediately thereafter.

E. All Regular Meetings and Agenda Meetings are open to the public and are subject to the Open Public Meetings Act, N.J.S.A. 10:4-12.

F. The Agenda Meeting shall be for the sole purpose of establishing the agenda for the following Regular Meeting and no formal determinations may be made thereat.

G. Executive sessions closed to the public are allowed only upon motion made and passed by the Board pursuant to and in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-12(b) which provides specific items that can be discussed in closed session.

II. OFFICERS

A. The presiding officer of the Board shall be the Chair who shall preside at all meetings.

B. The duties of the Chair shall be as follows:

1. To preside at all meetings of the Board;
2. To sign all formal decisions and resolutions of the Board on behalf of the Board;

3. To ensure that the Rules and Regulations of the Board and the terms of the Red Bank Rent Leveling Ordinance are observed and adhered to in the conduct of the business of the Board;

4. To perform all other duties incidental to the office of the Chair as may, from time to time, be required.

C. The Chair shall serve for a term of one year, commencing with the organizational meeting each January and shall serve until election or reelection of any particular chairperson to the Rent Leveling Board by the Board. There is no limitation of terms for the election or re-election of any particular Chair to the Rent Leveling Board by the Board.

D. The Chair shall be elected by majority vote of the Board at the organizational meeting of the Board each January. If no candidate for the office of Chair receives a majority of the Board's member's votes, a runoff election between the two members receiving the highest number of votes shall be held and the winner shall assume the office of Chair. If, because of a tie vote, two runoff candidates cannot be ascertained, the two candidates receiving the highest vote totals and having the longest term of service on the Board shall be runoff candidates.

E. In the absence of the Chair, the member present having the longest term of service on the Board shall preside.

III. **ORDER OF BUSINESS**

A. The order of business at the Board's Agenda Meetings shall be as follows:

1. Roll call;
2. Reading of Sunshine Law;
3. Approval of minutes and any amendments thereto;
4. Reading of Consumer Price Index;
5. Old business: continuation of hearings on complaints previously filed and acted upon and other carry-over business;
6. New business: review of new complaints received by the Board;
7. Public participation;
8. Announcement of Decontrols;
9. Approval of vouchers;
10. Any other items before the Board;
11. Adjournment.

B. The order of business at the Board's Regular Meetings shall be as follows:

1. Roll call;
2. Reading of Sunshine Law;
3. Establishment of Regular Meetings for the year at the Re-organization Meeting;

- Meeting;
4. Appointment of Chair and Secretary at the Re-organization
 5. Approval of minutes and amendments thereto;
 6. Reading of Consumer Price Index;
 7. Old business: continuation of hearings previously commenced on complaints filed and other continued business;
 8. New business; hearing and adjudication of new cases based on complaints filed and other new business;
 9. Discussion of other pertinent and timely matters raised by Board Members;
 10. Hearing of public comments and questions;
 11. Reading of decontrols;
 12. Approval of vouchers;
 13. Adjournment.

As appropriate, the Agenda for the Regular Meeting may designate matters under the categories of “Old Business” and “New Business”.

IV. **TENANT’S COMPLAINTS**

A. A tenant may institute a proceeding by signing a complaint and presenting it to the Board in person or by mail. This complaint shall be on the Board’s prescribed complaint form available at Borough Hall and each filed complaint shall be numbered consecutively as received and filed. The complainant shall signify his intent to testify at the public hearing on the complaint and will sign any complaint submitted.

B. At the hearing on any complaint, the complainant shall be required to submit either copies of the written leases pertaining to the rented premises or other proof of present and previous rent charges. The original documents will be made available for examination and inspection and, if appropriate, entered into evidence at the public hearing.

C. The Board may, in its discretion, group similar complaints involving the same issues and landlord, in an effort to expedite disposition of cases.

D. For purposes of control, if a complaint is presented to the Board at its Regular Meeting, the date of said meeting shall be the filing date for the complaint. If a complaint is filed other than at a Regular Meeting of the Board, the filing date shall be the date in which the Board Secretary received the Complaint for filing.

E. No relief shall be granted by the Board to the extent that a complaint seeks relief for any period more than one year prior to the filing of the complaint.

V. LANDLORD'S APPLICATION

A. A landlord may apply to the Board for an additional rental increase based upon the grounds set forth in section 4 of the Ordinance.

B. The application may be presented to the Board during any Regular Meeting of the Board. The Board shall number the applications consecutively as they are received and filed.

C. The Board shall schedule hearing dates for applications received and advise applicant of said hearing date.

D. All Hardship Applications shall make use of the Hardship Application attached hereto as Exhibit A.

E. All Capital Improvement Applications shall make use of the Capital Improvement Application attached hereto as Exhibit B.

F. All Landlord Applications for Hardship or Capital Improvements shall include in addition to the original application and attachments/exhibits to the Board Secretary, copies of the application and all attachments/exhibits for all Regular Members of the Rent Leveling Board, as well as additional copies for all appointed Alternate Members, and a copy shall be mailed or delivered directly to the Board Attorney.

VI. BOARD INITIATED HEARINGS

A. Any board member may initiate a complaint by introduction of a motion which must be duly seconded and adopted by a majority of those members present.

B. Said motion shall include a statement of the pertinent facts warranting the initiation of the complaint and a hearing thereon.

C. Written notice of the action of the Board initiating a complaint and the stated facts thereof shall be provided to the landlord and any affected tenants. If, by virtue of the number of affected tenants, individual notice to tenants is not practicable, the Board shall, in its notice to the landlord, require the landlord to post a copy of the notice in a conspicuous public place at the premises, not later than fifteen (15) days preceding the date set forth in the notice for the hearing on the complaint.

VII. NOTICE AND EXHIBITS

A. Tenant Complaint: Notice shall be served upon a landlord either personally or by Certified Mail/RRR along with a copy of the complaint and exhibits, if any, not less than fifteen (15) days prior to the scheduled hearing date.

B. Landlord Application: Upon the filing of an application by a landlord, notice shall be given the tenant(s) by Certified Mail/RRR or personal service within the fifteen (15) day time period, and per the requirements of Section VII, D below.

C. Upon initiation of a hearing by the Board, notice will be served upon the landlord and affected tenant(s) in the manner prescribed in VI. C. above.

D. Any notice required by this section shall include for each affected party a copy of the filed complaint or application and all attached exhibits that were part of the filed complaint or application and notice of the date, time and place that the matter is scheduled for hearing.

E. Notice provided to the landlord shall be sent and/or served at the address last provided to tenant(s) in their Lease Agreement or by separate certified notification. The landlord is responsible to advise the tenant(s) and the municipality of any change of address from that in municipal records by copying the tenant and the municipality with any amended Registration Statement required to be filed with the State of New Jersey or the municipality. Failure to comply with this provision shall serve as the basis for dismissing any motion or appeal by a landlord stating that the landlord failed to obtain notice due to a change in address.

F. Tenants and Landlords filing Complaints and/or Applications shall supply all exhibits to the Complaint or Application at the time of the filing of the Complaint or Application, and any amendments or additions to exhibits shall not be supplied to the Board later than fifteen (15) days prior to the scheduled hearing by the complaining party or applicant. Parties other than the complaining party and/or applicant may file with the Board statements and/or exhibits in opposition to any Complaint or Application, but no later than five (5) days prior to the scheduled hearing date. All written statements and/or exhibits supplied by the parties must be shared with recognized opposing parties at the same time of filing. Failure to follow the aforesaid time schedule rules may lead the Board to either reschedule the hearing in its sole discretion, or order the statements or exhibits supplied after the due dates to be excluded from evidence and consideration by the Board.

VIII. **HEARING AND ADJUDICATION**

A. The Board will not entertain any issues not in the written complaint or application.

B. A hearing on any complaint or application shall be opened by introduction of parties and their representatives, followed by identification of pertinent documents and other papers.

C. In connection with a landlord's application as provided in V. above, the following must be submitted by the landlord to the Board in addition to his application:

1. Legible profit and loss statement;
2. Balance sheet;
3. Copies of invoices and/or contracts evidencing major expenditures;
4. A computation of projected rent increases as authorized by the Ordinance for a twelve (12) month period (for purposes of this projection, a uniform lease expiration ate may be used);
5. A statement sufficient to identify expenses that may fall into the capital improvement category;
6. Sufficient copies of all documents as stated in V(F) above;
7. Request for hearing (shall be made at least thirty (30) days prior to requested hearing date;
8. Proof of service upon tenants (may be provided at time of hearing);
9. Landlord's affidavit attesting to the accuracy of the profit and loss statement and the balance sheet submitted and that the line items contained therein are true and accurate.

D. In cases where a tenant's personal appearance at the hearing constitutes a hardship to the tenant/complainant, the Board may waive the requirement of personal appearance, provided the complainant has a personal representative with knowledge of the relevant facts appear and state the complainant's case, or the complainant has fully explained the case in writing in detail sufficient to permit the Board to render a decision.

E. The order of the proceedings shall be:

1. Opening statements;
2. Introduction of documents;
3. Examination of witnesses;
4. Cross examination of witnesses;
5. Questioning by Board members;
6. Presentation of exhibits;
7. Final summation.

The complainant or applicant shall proceed first. The order of presentation may be varied by the Board when it deems it advisable to do so.

F. Proceedings before the Board shall be informal in that strict adherence to the rules of evidence shall not be required provided, however, that in each instance, the evidence presented must be relevant to the issues before the Board.

IX. **DETERMINATIONS**

A. The Board shall send written notice of its final determination to the complainant and the landlord.

B. The Board shall provide the Governing Body with the determination of the Board when requested to do so.

C. All determinations of the Board shall be a matter of public record and shall be part of the minutes of the hearings.

D. **Reduced Services – Continued Credits.**

In cases where the Board awards a continued credit for deficiencies that have not ceased in the case of a Complaint for Reduced Services, the Landlord may seek to end said continued credits by filing a Motion with the Board seeking termination of the continued credits with a supporting Affidavit or Certification that states that the deficiencies have been corrected on a date certain. The Motion and supporting documents must be served upon the Tenant/Complainant who received such credits personally or by Certified Mail/RRR and regular mail at least ten (10) days prior to the Board hearing the Motion. The Tenant has a right to file an Affidavit or Certification in Opposition to the Landlord’s Motion where the Tenant disagrees that the subject deficiencies have been corrected.

The Board, upon receipt of the Motion and opposition (if any) shall decide the Motion, and any oral argument requested, at its next regular available meeting, and issue a Resolution on said Motion; either denying said Motion in total or in part, or granting said Motion, effective no sooner than the date of the Board’s decision (not formal Resolution) and notify the parties pursuant to the same procedure of any adopted Resolution on an application by either party.

X. **ENFORCEMENT OF BOARD DECISIONS**

A. In cases where a landlord or tenant is in willful wanton and intentional violation of a Board decision or in violation of any aspect of the “Open Housing Practices; Rent Control; Protective Tenancy” ordinance, the Board, by resolution, pursuant to Section 12-2.16 of the Rent Control ordinance may make a recommendation to the Borough Council that the violation be prosecuted by the Borough Code Enforcement Officer by signing a complaint within fifteen (15) days after Council authorization by resolution.

B. Prior to any recommendation being made to the Mayor and Council concerning a violation of a Board decision or a violation of the Rent Control ordinance, the Board shall authorize the Board Attorney to put the violating landlord or tenant on written notice of the alleged violation by mailing a letter by certified mail, return receipt requested, and regular mail to the violator and demand that the violator cease his violation within ten (10) days of receipt of the aforesaid notice or a time period that the Board Attorney feels would be reasonable under the circumstances with regard to cessation or remediation of the violation and should said violation not cease, or is remediated, within the time period prescribed by the notice the Board's recommendation may at that time be forwarded to the Mayor and Council. The Board may authorize the notice and recommendation to the Mayor and Council simultaneously under the same resolution with the provision that the recommendation be made subject to the violator failing to cease his violation or failure to remediate within the time period prescribed by the notice.

C. The enforcement procedure stated in Paragraphs (A) and (B) above shall not be considered either exclusive or mandatory in nature and the Board may pursue any and all existing means of enforcement allowed by the Rent Control Ordinance and by law within the authority and powers granted to the Rent Control Board.

XI. DOCUMENTATION

A. Minutes will be recorded by the Board Secretary and shall be posted in Borough Hall.

B. All Regular Meetings will be tape recorded to provide a verbatim account of said meetings.

C. The transcript of any hearing will be provided to anyone requesting it in writing. The request must be accompanied by a check or money order to cover the deposit required.

1. Upon proof of the above, and upon a non-refundable Administrative Appeal Fee of \$500.00, the Board will supply the tapes or recordings to a transcription service contracted by the Appellant upon request of said tapes or recordings.

2. The Appellant shall pay for the cost of said transcript directly to the transcription service.

3. A request from the transcription service by Appellant must be made within 30 days of the filing of the Notice of Appeal, and the Borough Council and the Board must receive copies of the transcript within 90 days of the filing of Notice of Appeal; unless the Borough Council grants an extension of time.

4. Sufficient hard copies of the transcript must be provided to all members of the Borough Council and its attorney; the members and Secretary of the Rent Leveling Board and the Rent Leveling Board Attorney.

D. All matters coming before this Board, including but not limited to documents, evidence, testimony, applications, complaints, etc., shall be a matter of public record.

E. The Minutes of the Board shall be a permanent record of the Board and maintained on file at Borough Hall for such time as the Governing Body or Borough Clerk, as appropriate, shall determine, or as otherwise provided by law.

XII. DETERMINATION OF PROTECTED TENANT STATUS

All applications made to the Board for protected status under the Senior Citizen and Disabled Protected Tenancy Act [“the Act”] shall be referred by the Board to the Board’s attorney for his review and determination of eligibility. If the Board attorney concludes that any application is incomplete, he shall notify the applicant in writing of the nature of the incompleteness and request that any information or documentation necessary to render the application complete be provided to him within the time prescribed by the Act. Upon receipt of a complete application, the Board attorney shall promptly review the application and supporting documentation and render a decision thereon concerning the applicant’s eligibility under the Act. The Board attorney’s decision concerning eligibility shall be made within the time prescribed by the Act, provided, however, that the Board attorney shall reduce his eligibility determination to the form of a written resolution which shall be presented to the Board for adoption as soon as practicable and unless the Board adopts a resolution contrary to the Board attorney’s determination, the eligibility determination of the Board attorney shall be deemed final for all purposes of the Act.

XIII. PROCEDURE FOR APPEALS

A. Time for appeal – Both landlord and tenant may appeal a decision, resolution or action of the Board within twenty (20) days from the date of the determination.

B. How to appeal – An appeal from a decision of the Board is taken by serving a copy of the Notice of Appeal and a Request for Transcript upon all parties appearing in the action and the Board with the original Notice of Appeal to the mayor and council and the original Request for Transcript to the Secretary of the Board within the time period prescribed by XIII D.

C. Requirements of Notice of Appeal – The Notice of Appeal shall set forth the name of the party taking appeal (appellant) and his address or the address of his attorney, if represented, the names of all parties to the action and to the appeal, and shall designate the decision, action or rules appealed from with an attached copy of the written decision, action or rule or, if not in writing, description of the same.

1. No Notice of Appeal will be accepted from an Appellant who has failed to pay any deposits or fees due and owing as set forth in Section XI, entitled “Documentation” neither for the present appeal or any other actions taken by the same Appellant. Said Application will not be heard by the Board until all present and past fees due and owing are satisfied by the Appellant.

D. Request for transcript – A request for transcript shall be filed not later than the time of the Notice of Appeal with the original filed with the Board’s Secretary and a copy to all parties and to the mayor and council. Said request for transcript shall state the names of all parties to the action, date or dates of hearing and be accompanied with a fee as prescribed by XI C (1). The Appellant shall select its own qualified transcription service to prepare the transcript and have the transcription service order the tapes or recordings of the meetings within 30 days of the filing of the Notice of Appeal and Request for Transcript and pay the transcription service directly for the transcription of all proceedings. If no verbatim record was made the proceedings, the appellant shall within fourteen (14) days of the filing of the Notice of Appeal serve upon all parties a statement of the evidence and proceedings prepared from the best available sources including his recollection. The respondent may within fourteen (14) days after service, serve upon the Appellant, the mayor and council and the Board any proposed objection or amendment. Within fourteen (14) days after objections have been filed or if no objection within sixty (60) days of the Notice of Appeal, the Board shall file with the mayor and council its settled statement of proceedings and provide copies to all parties.

If a verbatim record made of the proceedings has been lost, destroyed or otherwise is unavailable, the Board will supervise the reconstruction of the record. In such a case, the Board’s Secretary will advise the parties within fourteen (14) days of service of the request of transcript of the need to reconstruct the record. At such time, the applicant shall have fourteen (14) days to file his statement of evidence and proceedings prepared from the best available sources including his recollection. The respondent shall have fourteen (14) days after service of appellant’s statement to service upon the appellant, mayor, council and Board any proposed objections or amendments. Within sixty (60) days of the filing of the Notice of Appeal, the Board based on the statements, amendments and objections, if any, of the parties along with its own evidence and recollection shall submit to the mayor and council with copies to the respective parties a written statement as to the reconstructed record of the hearing which is the subject of the appeal.

E. Decision of appeal – Council shall hold a hearing on the appeal and schedule the same upon receipt of both the Notice of Appeal and transcript or statement or reconstruction of proceedings.

F. Copies of transcript or statement or reconstruction of proceedings – Appellant must provide an original and six (6) copies of the transcript, if available, to the mayor and council with a copy to all parties in the action and a copy to the Board at his own cost and expense.

G. The Appellant shall provide all affected parties written notice of the appeal at least ten (10) days prior to the hearing before the Mayor and Council by Certified Mail/RRR or personal service, which shall include the Notice of Appeal, the date, time and place of the hearing and shall indicate to the affected parties the availability of the transcript and all documentation utilized for the appeal at a location convenient, on site with regard to the apartment complex, which can be inspected by the affected party or for which copies can be purchased at a rate which is the same as that of the municipal rate for copies.

XIV. BOARD VACANCIES AND REMOVAL OF BOARD MEMBERS

Pursuant to N.J.S.A. 40A:9-12.1 the following grounds shall establish the existence of a vacancy on the Rent Leveling Board or the legal basis for seeking a removal of a Board member:

- A. Upon it's being so declared by judicial determination;
- B. Upon the filing by such member of his written resignation;
- C. Upon refusal of a person designated for appointment for such office to qualify or serve;
- D. Upon the determination of the appointment authority that such officer shall have become physically or mentally incapable of serving;
- E. Upon the death of such of such member;
- F. In this case of a member of the board without being excused by a majority of the authorized members of such body, failing to attend and participate at meetings of such body for a period of eight consecutive weeks or for four consecutive regular meetings, whichever shall be of longer duration, at the conclusion of such period provided that such body shall notify the Borough Council of the Borough of Red Bank in writing of such determination; provided, further, that the Board may refuse to excuse only with respect to those failures to attend and participate which are not due to legitimate illness.
- G. Upon the removal of such officer for cause in accordance with the law or any other reason prescribed by law.

XV. **RULES AND REGULATIONS**

- A. A copy of these Rules and Regulations shall be filed with the Borough Clerk.
- B. These Rules and Regulations may be amended by a majority vote of the Board.
- C. All amendments to these Rules and Regulations shall be presented at a Regular Meeting of the Board for public discussion and Board vote, prior to adoption.

Dated: July 25, 1985, amended October 31, 1985; March 26, 1987; January, 1992; January, 1995; July 27, 2000; February 23, 2006; July 24, 2008 and October 27, 2016; February 23, 2017; February 22, 2018; April 26, 2018; May 31, 2018; July 25, 2019; October 27, 2022; February 23, 2023; February 27, 2025; April 23, 2026

RED BANK RENT LEVELING BOARD

90 Monmouth Street
Red Bank, New Jersey 07701
732-530-2753

HARDSHIP APPLICATION

Dear Owner/Agent:

Attached please find an application for a Hardship Rent Increase. The purpose of such an increase is to secure a "Fair Net Operating Income." The allowed net operating income is at least 40% of the gross annual income.

Please refer to Chapter XII, Section 12-2.4 of the Borough of Red Bank Ordinances for details regarding a Hardship Application. Please file your application with the Rent Leveling Board Secretary. Attach the following documentation to support your application:

DOCUMENTATION REQUESTED FOR THE 12 MONTH PERIOD COVERED BY THE APPLICATION

All documentation for income and expense should relate to the 12 month period prior to the filing of the application (applicable period).

CHECKLIST

1. Copies of deed, mortgage notes, amortization schedule/statement, loan or debt note and title closing statements. _____
2. Tenant's name, apt. #, phone #, number of rooms, and rent for each apartment. _____
3. Monthly rent collection for the applicable 12 month period. _____
4. Copies of real estate tax bills (copy of Tax Assessor's Notice and appeal Judgment, if any) for the applicable 12 month period. _____
5. Copies of water and sewerage bills for the applicable 12 month period. _____
6. Copies of insurance policy and bills for the applicable 12 month period. _____
7. Copies of gas and electric bills for the applicable 12 month period. _____
8. Copies of fuel bills for the applicable 12 month period. _____
9. Proof of payroll for the applicable 12 month period. _____
10. Copies of bills for all claimed expenses, eg. legal, accounting, condo maintenance fees, etc. for the 12 month period. _____
11. Proof of management fee or affidavit of management fee for the applicable 12 month period. _____
12. Proof of payment for all expenses claimed in this application. _____
13. Compilation statement of income & expenses for the subject property during the applicable 12 month period. (include rent from cell phone antennas, income from laundry room services, etc.) _____
14. Copies of Federal Tax Return (Schedule e) relating to the property for the preceding 2 years or the period of Ownership if the property is owned for less than 2 years. _____
15. Copy of sample notice sent to each tenant and affidavit stating that tenants were properly notified by agent or landlord and proof thereof (eg. Certified receipts, proof of mailing, tenant's signed acknowledgement). _____
16. Proof of substantial housing code compliance based on inspection conducted within 6 months prior to the filing of this application. _____
17. Certified appraisal report, where applicable. _____
18. Copy of last filed Landlord Registration. _____
19. Submit sufficient sets of the application package to the Board Secretary for all Board Member and all alternate members, the Board Secretary and the Board Attorney. _____
20. For sole proprietorship and personal ownership bring official government (Federal, State) identification to the hearing. _____

LANDLORD APPLICATION FOR HARDSHIP

Property Address: _____
City: _____ State: _____ Zip: _____

Landlord's Name and Address:

Name: _____
If business entity, provide name and title of responsible officer/member: _____
Also provide resolution appointing the individual to represent the entity in processing this application.

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Fax _____

Email: _____

Attorney/Agent's Name and Address:

Name: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Fax _____

Email: _____

Property Information:

Number of residential units: _____

Number of commercial units: _____

Total number of residential rooms _____

(If apartments have different number of rooms) Provide room count for each apt. on Page 4.

Total square footage (for residential apartments only, and only if units vary in size and in room count, i.e., number of rooms in each apartment): _____ Square feet. Provide square footage information on Page 4.

Date of purchase: _____

Purchase price: _____

Mortgaged the amount of _____ at _____ % for _____ years on a _____ year payout plan. The current mortgage amount/principal is \$ _____.

Property Address: _____
City: _____ **State:** _____ **Zip:** _____

PERIOD OF APPLICATION:

The owner/agent limits this application and its supporting documents to the income and expenses pertaining to the twelve (12) month period commencing on _____ and ending on _____.

(These dates should be the 12 months preceding the filing date of this Hardship Application).

OPERATING STATEMENT: (If application is for a condominium unit, provide the financials, income/expenses and supporting documentation for all the units you own in the condo complex).

1. **Operating Expenses:**

Property taxes (if not part of mortgage payment)	\$ _____
Water and sewerage	\$ _____
Insurance (if not part of mortgage payment)	\$ _____
Electricity & gas	\$ _____
Fuel	\$ _____
Repairs/maintenance (no capital improvement)	\$ _____
Condo maintenance fees	\$ _____
Payroll (Superintendent, etc.)	\$ _____
Legal fees	\$ _____
Accounting fees	\$ _____
Mortgage payment, possible interest and principal only	\$ _____
Management fee (5% of gross maximized annual income, see Ordinance)	\$ _____
Vacancy Rate Allowance (if any)	\$ _____
Other expenses (explain) _____	\$ _____
_____	\$ _____
Total Operating Expenses:	\$ _____

2. **Operating Income:**

Residential rent (at full occupancy)	\$ _____
Commercial rent (at full occupancy)	\$ _____
Other income (explain) _____	\$ _____
_____	\$ _____
Total Operating Income:	\$ _____

Operating Profit/loss (OP or OL) [circle one (total operating income Minus total operating expenses)] Express loss with a negative (-)

		TOTAL	\$
--	--	-------	----

NOTICE OF PROPOSED HARDSHIP INCREASE TO TENANTS

(Prepare a copy for each tenant)

Please note that this is a process to increase your rent, if approved. It is recommended that you seek legal representation.

For Building: _____ Apt. # _____
 Red Bank, New Jersey 07701

Dear Mr./Ms./Mr. and Mrs. _____
 (Print name)

Please be advised that I have made an application for a Hardship Rent Increase to the Red Bank Rent Leveling Board. The basis for the Hardship Application is due to a deficit situation that has arisen in the operation of the building, and/or my not receiving a "fair return" on my investment in the building.

I am requesting a \$ _____ monthly rent increase. Your currently monthly rent is \$ _____ and your proposed monthly rent will be \$ _____.

This increase should not be paid prior to its approval by the Rent Leveling Board.

This notice is to comply with Chapter XII, Section 12-2.4, Rent Control of the Red Bank Ordinances. A copy of my application together with the supporting documentation is filed with the Red Bank Rent Leveling Board, 90 Monmouth Street, Red Bank, New Jersey 07701; Dina Anastasio, Rent Leveling Board Secretary, 732-530-2753. You may contact the Board to receive a copy of, or to review the application.

You may file written objection and supply your own documentation and proof. All objections and supporting documentation must be submitted to the Rent Leveling Board Secretary at least 5 days before the hearing date of the Rent Leveling Board. The landlord is to be given the opportunity to reply to your objection.

Because this application may involve certain legal issues, you are encouraged to seek the advise of a lawyer. Tenants may join together to seek legal representation. You may call Legal Services at 908-776-7733 or the Monmouth Bar Association at 732-431-5544.

Sincerely yours,

Agent's/Landlord's Signature _____ Date: _____

Agent's/Landlord's Name _____ Phone # _____

Address: _____ Email _____
 City: _____ State _____ Zip Code _____

Property Address: _____
City: _____ State: _____ Zip: _____

CERTIFICATION IN SUPPORT OF APPLICATION

STATE OF NEW JERSEY

SS:

COUNTY OF MONMOUTH

Having submitted this application and the require documentation, I hereby swear/affirm that to the best of my knowledge, all the information and attachments supplied are accurate and further that there is no attempt on my part to conceal any evidence that may have a bearing on this application.

I further swear/affirm that I am the owner, or the legitimate representative of the owner/owners and that I have been duly appointed to represent the owner/owners in the processing of this Hardship Application.

I also swear/affirm that I have served notice of this application upon each of the tenants as required by Chapter XII, Section 12-2.4 of the Borough of Red Bank Ordinances, and I do hereby attach a true copy of said notice and proof of service to each of the tenants.

Landlord's/Agent's Signature:

_____ **Date:** _____

Landlord's/Agents name: _____
(print name)

SWORN AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____, 20 _____

SEAL

Notary Public _____
My Commission Expires: _____

RED BANK RENT LEVELING BOARD

90 MONMOUTH STREET
RED BANK, NJ 07701
732-530-2753

CAPITAL IMPROVEMENT APPLICATION

Definitions/Instructions

Capital Improvement: is an improvement, which permanently enhances the value of the property, is not merely routine repair or maintenance, and is recognized by the Internal Revenue Services for allowance and depreciation for Federal Income Tax purposes.

In addition to the percentage of rent increase and tax surcharge herein provided for, the landlord may seek additional rent for capital improvements made by him/her in the dwelling or attributable to the dwelling. The landlord shall compute the average cost of this improvement per year of useful life by dividing the cost of the completed capital improvement by the number of years of useful life of the improvement allowed by the Internal Revenue Service for said capital improvement, provided that said period shall not be less than one (1) year. No increase shall be permitted for capital improvements completed more than twenty-four (24) months prior to the date upon which notice to the Board of said improvements has been provided by the landlord.

The amount of the monthly increase which a landlord may charge shall be prorated among all tenants benefiting from said improvements by dividing one-twelfth (1/12) of the annual cost of the capital improvements by the square footage of the units affected by the improvement in the dwelling, occupied or unoccupied, and that product shall be divided by the square footage of each residential apartment, occupied or unoccupied, to establish the amount of capital improvement increase that each tenant shall be required to pay.

No tenant shall be liable for a capital improvement increase if he/she receives no benefit from the improvement, nor if he/she benefits, shall he/she be liable for an increase exceeding the percentage of rent paid by him/her as calculated above, and all such rent increase shall be charged for no period greater than the depreciation period of said improvements.

The landlord shall notify the Board and tenants at least thirty (30) days before the effective date of the increase. The notice to the Board shall, on forms provided by the Board, include the amount of increase, a description of the improvement, and the figures used to compute the increase. A rent must be listed for all apartments if vacant, owner occupied or occupied by a superintendent.

DO NOT MAIL APPLICATION: *Please call Bonnie Thomas, Rent Leveling Board Secretary at 732-530-2753, for a date to have your submissions reviewed. Please provide sufficient copies for all Board Members in addition to the filed original.*

B

RED BANK RENT LEVELING BOARD

90 MONMOUTH STREET
RED BANK, NJ 07701
732-530-2753

CAPITAL IMPROVEMENT APPLICATION

DATE APPLICATION ACCEPTED

1. NAME, ADDRESS, TELEPHONE NO. AND EMAIL ADDRESS OF OWNER:

2. NAME, ADDRESS, TELEPHONE NO. AND EMAIL ADDRESS AND TITLE OF PERSON PREPARING THIS APPLICATION:

3. ADDRESS OF SUBJECT PROPERTY: _____

4. NUMBER OF RESIDENTIAL UNITS: _____

5. NUMBER OF COMMERCIAL UNIT: _____ *

*THE COMMERCIAL RENTALS, IF APPLICABLE, OF SAID DWELLING CONSISTS OF _____ PERCENTAGE OF THE BUILDING.

*WAS THIS PERCENTAGE DERIVED FROM THE INCOME FROM THE ENTIRE PREMISES, OR WAS THIS PERCENTAGE DERIVED FROM THE SQUARE FOOTAGE OF THE ENTIRE PREMISES?

EXPLAIN: _____

IF THE COMMERCIAL RENTALS OF THE BUILDING BENEFIT FROM THE CAPITAL IMPROVEMENT, SUBTRACT THE PERCENTAGE OF THE COMMERCIAL RENTALS FROM THE COST OF THE CAPITAL IMPROVEMENT.

LANDLORD APPLICATION FOR CAPITAL IMPROVEMENT

Property Address: _____
City: _____ **State:** _____ **Zip:** _____

6. DESCRIBE IN DETAIL THE CAPITAL IMPROVEMENT THAT WAS MADE:

7. HOW DOES THE TENANT(S) BENEFIT FROM THIS CAPITAL IMPROVEMENT?

8. HOW MANY YEARS OF USEFUL LIFE WAS THIS CAPITAL IMPROVEMENT CLAIMED FOR INCOME TAX DEPRECIATION PURPOSES? OR WILL BE CLAIMED FOR? _____ YEARS.

9. THE COST OR PROJECTED COST OF THE CAPITAL IMPROVEMENT IS: \$ _____; DATE PAID, OR DATED PROJECTED TO BE PAID: _____.

10. DATED WORK BEGAN: _____ DATE COMPLETED: _____.
DATE WORK ANTICIPATED TO BEGIN: _____
DATE WORK ANTICIPATED TO BE COMPLETED: _____
(A CAPITAL IMPROVEMENT MUST COMMENCE AND BE COMPLETED AND PAID FOR NOT MORE THAN TWO (2) YEARS FROM THE DATE APPLICATION IS ACCEPTED BY THE RED BANK RENT LEVELING BOARD)

11. WITH YOUR APPLICATION, PLEASE ATTACH IN CHRONOLOGICAL ORDER, LEGIBLE COPIES OF ALL BILLS, RECEIPTS, STATEMENTS AND CANCELLED CHECKS. ANY CANCELLED CHECK MUST BE ATTACHED TO THE CORRECT BILL FOR THE CANCELLED CHECK. YOU SHOULD RETAIN THE ORIGINALS. YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT PROOF OF THE COST TO YOU FOR THE CAPITAL IMPROVEMENT.

(A) FOR APPLICATIONS BEFORE CONSTRUCTION, PLEASE PROVIDE COPIES OF ALL CONTRACTS AND COST PROPOSALS AS PART OF THE APPLICATION.

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT, AS DESCRIBED IN THE RENT CONTROL ORDINANCE OF THE BOROUGH OF RED BANK.

Date

Print name of Petitioner:
Print title of Petitioner:

LANDLORD APPLICATION FOR CAPITAL IMPROVEMENT

Property Address: _____
City: _____ State: _____ Zip: _____

It is understood that no tenant shall be charged for a capital improvement increase for any period greater than the depreciation period of the said capital improvement. The capital improvement increase is a separate increase, and shall not be included in the base rent when determining the annual increase for the following upcoming year.

Date

Print name of Petitioner:
Print title of Petitioner:

It is understood that the landlord is responsible to give written notice to the Red Bank Rent Leveling Board two (2) months prior to the end of the depreciation period, and he/she will cease to collect this capital improvement increase, and that he/she will notify each tenant of the effective date that the depreciation period ends.

Date

Print name of Petitioner:
Print title of Petitioner:

LANDLORD APPLICATION FOR CAPITAL IMPROVEMENT

Property Address: _____
City: _____ State: _____ Zip: _____

CAPITAL IMPROVEMENT APPLICATION CALCULATIONS

1. COST OR ANTICIPATED COSTS OF CAPITAL IMPROVEMENT:
\$ _____.

2. LESS \$ _____ FOR COMMERCIAL RENTALS, EQUALS
\$ _____ COST OF THE CAPITAL IMPROVEMENT FOR
ALLOCATION TO RESIDENTIAL TENANTS.

3. YEARS OF DEPRECIATION OF CAPITAL IMPROVEMENT: _____.

4. THE COST, OR ANTICIPATED COST, OF THE CAPITAL IMPROVEMENT
DIVIDED BY YEARS OF DEPRECIATION IS \$ _____.

5. DIVIDED BY 12 MONTHS EQUALS \$ _____, THE
MONTHLY AMOUNT ALLOCATED FOR THE RESIDENTIAL TENANTS.

6. THE MONTHLY INCREASE AMOUNT DIVIDED BY THE SQUARE FOOTAGE OF
EACH RESIDENTIAL UNIT, OCCUPIED OR UNOCCUPIED, IN AN AMOUNT SET
FORTH BY THE ATTACHED SCHEDULE; SUBJECT TO THE CAP.

LANDLORD APPLICATION FOR CAPITAL IMPROVEMENT

Property Address: _____
City: _____ State: _____ Zip: _____

LIST RENT INCREASES/DECREASES AND EFFECTIVE DATE

HARDSHIP	_____	\$ _____	_____ %
	Date	Amount	Percentage
CAPITAL IMPROVEMENT	_____	\$ _____	_____ %
	Date	Amount	Percentage
ANNUAL INCREASE	_____	\$ _____	_____ %
	Date	Amount	Percentage
OTHER	_____	\$ _____	_____ %
	Date	Amount	Percentage

FOR THE PURPOSE OF DETERMINING WHETHER THE RENT INCREASE EXCEEDS FIFTEEN PERCENT (15%) OF THE MONTHLY RENT, ALL THE INCREASES (ANNUAL RENT INCREASES) (CAPITAL IMPROVEMENTS) (LANDLORD HARDSHIPS) OCCURRING WITHIN TWELVE (12) MONTHS PRIOR TO THE EFFECTIVE DATE OF THE INCREASE IN THIS APPLICATION SHALL BE ADDED TO DETERMINE IF THE AMOUNT EXCEEDS FIFTEEN PERCENT (15%) OF THE PRIOR MONTHLY RENT.

~~“Procedure for Appeals” to insert Subparagraph (C) 1 and to amend Subparagrah (D) to address the same issues of the transcripts.~~

~~BE IT FURTHER RESOLVED, that the aforesaid amendments eliminate the requirement of a deposit but does impose a non-refundable Administrative Appeal Fee of \$500.00.~~

BE IT FURTHER RESOLVED, that upon approval, the Board Secretary shall provide the Municipal Clerk with a copy of the amended Rules and Regulations for future public reference.

SECONDED BY BOARD MEMBER

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative:

Negative:

Absent:

Dated: ~~February 27, 2025~~

GALE SOLER, CHAIRWOMAN

ATTEST:

BONNIE THOMAS, SECRETARY

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Red Bank Rent Leveling Board at a meeting held on ~~February 27, 2025~~.

ATTEST:

BONNIE THOMAS, SECRETARY

BOARDMEMBER

OFFERED THE FOLLOWING RESOLUTION AND

MOVED ITS ADOPTION:

**RESOLUTION AMENDING RULES AND REGULATIONS OF THE RED BANK
RENT LEVELING BOARD**

WHEREAS, the present Rules and Regulations of the Red Bank Rent Leveling Board were adopted on July 25, 1985. The Rules and Regulations have undertaken numerous amendments, as indicated on Page 12, with the last amendment occurring on February 27, 2025, which concerned Clause XI, entitled “Documentation” and Clause XIII, entitled “Procedure for Appeals;” and

WHEREAS, after further review of the Rules and Regulations with regard to Appeals, it has been determined that due to the fact that the municipality does not have a schedule for receiving exhibits and documentary evidence for hearings, it should be established under Clause VII, now entitled “Notice,” to change the title of said Clause to read “Notice and Exhibits” and to add a Subsection “F” with regard to exhibits.

NOW, THEREFORE, BE IT RESOLVED, that the Red Bank Rent Leveling Board of the Borough of Red Bank hereby amends the Rules and Regulations as set forth more fully in the attached copy of the Rules and Regulations so as to amend Clause VII, entitled “Notice,” to now read “Notice and Exhibits,” and to add Subsection “F” with regard to a time period for the submission of exhibits and documentary evidence by the Complainant or Applicant and the opposing party.

BE IT FURTHER RESOLVED, that upon approval, the Board Secretary shall provide the Municipal Clerk with a copy of the amended Rules and Regulations for future public reference.

SECONDED BY BOARD MEMBER

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative:

Negative:

Absent:

Dated: April 23, 2026

GALE SOLER, CHAIRWOMAN

ATTEST:

BONNIE THOMAS, SECRETARY

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Red Bank Rent Leveling Board at a meeting held on April 23, 2026.

ATTEST:

BONNIE THOMAS, SECRETARY

THE LAW OFFICES OF
GENE J. ANTHONY

48 South Street, Eatontown, NJ 07724
Telephone: 732 542-3320
Fax: 732 542-9024
E-Mail: gantpol@aol.com

April 15, 2026

Red Bank Rent Leveling Board
90 Monmouth Street
Red Bank, NJ 07701

RE: Rent Control – New Construction

Dear Madam Chairperson and Members of the Red Bank Rent Leveling Board:

A question was raised at our last Rent Board meeting concerning application of rent control onto new construction. I indicated that I would research this topic. The Board has determined all but one newly constructed apartment complex failed to comply with the notification requirements of a State Statute set forth more fully below, and therefore, are not considered exempt from rent control.

Our Rent Control Ordinance, which was adopted in the 1970's, did not exempt new construction but merely stated that "Housing units newly constructed and rented for the first time are also exempt, and the initial rent may be determined by the landlord, but all subsequent rents will be subject to the provisions of this chapter." Obviously, the intent of the original Ordinance was to allow landlords in new construction to charge whatever rent the market would bear for the initial rent of the initial tenants, but once the tenants were in the units, the tenants would be protected by rent control upon the one-year anniversary date of the tenancy.

Since the adoption of that Ordinance there was a State Statute which superceded and preempted all Rent Control Ordinances in New Jersey known as the "Newly Constructed Multiple Dwelling Statute" under N.J.S.A. 2A:42-84. In 1987 N.J.S.A. 2A:42-84.2 was adopted providing an exemption of new construction of rental multiple dwelling units from municipal rent control in order to encourage new construction of multiple dwellings. At that time, the exemption was for a temporary five (5) year period, but was then expanded in 1999 to thirty (30) years from the completion of construction of the new multiple dwelling. There was also a clarification in a 1999 amendment that stated it applies to all new construction whether the construction is financed through conventional financing or through Real Estate Investment Trusts (REITs). There is an exception to this exemption with regard to substandard multiple dwelling units.

The next question is what is the definition of "new construction". The statute specifically defines "construction" as "...constructed, erected or converted, but excludes rehabilitation of premises rented previously for residential purposes without an intervening use for other purposes for a period of at least two (2) years prior to conversion. Mere vacancy shall not be considered an intervening use for the purposes of this subsection." Please note that in the past we have had some threats by developers to rehabilitate residential rental buildings into new rental buildings, that I suppose was under the pretense of avoiding rent control. Those types of conversions could not be free of rent control unless there is an intervening use for two (2) years.

Red Bank Rent Leveling Board
April 15, 2026

The term, “multiple dwelling” referred to in the applicable Statute is defined as, “any building . . . containing four or more dwelling units, other than dwelling units constructed for occupation by senior citizens, rented or offered for rent to four or more tenants or family units.” N.J.S.A. 2A:42-84.1.

Also, with regard to the Statute, under N.J.S.A. 2A:42-84.3, the owner of any multiple dwelling exempted from the Rent Control Ordinance must, prior to entering into any lease with a person for tenancy of any premises located in the multiple dwelling, furnish the prospective tenant with a Notice Statement in leases that the multiple dwelling in which the premises is located is exempt from rent control and the period of exemption.

N.J.S.A. 2A:42-84.4 also indicates that the owner of the multiple dwelling claiming the exemption must file with the Municipal Construction Official at least thirty (30) days prior to the issuance of the Certificate of Occupancy for the newly constructed multiple dwelling, a written statement of the owner’s claim of exemption from the Ordinance under this law, including a statement of the date upon which the exemption period so claimed shall commence, such information as may be necessary to effectively locate and identify the multiple dwelling for which the exemption is claimed, and a statement of the number of rental dwelling units in the multiple dwelling for which the exemption is claimed. The owner shall also at least thirty (30) days prior to the date of the termination of the exemption period file with the Municipal Construction Official a notice of the date of termination of the exemption period for the effected multiple dwelling. At least one Appellate Court decision in the case of Block 268 v. City of Hoboken Rent Leveling Board, 401 N.J. Super. 563 (App. Div. 2008), confirms the necessity of filing a Notice of Exemption with the tenant and with the Construction Department as aforesaid. Both the Court in Block 268 *supra*, and more recently the United States District Court in LPF 1200 Clinton Equity, LLC v. Rent Leveling and Stabilization Board of the City of Hoboken and the City of Hoboken, Siv. No. 2:23-CV-23263-WJM-MAH, footnote 7, decided January 14, 2025, not only reaffirmed the necessity of said Notice, but found substantial compliance as long as the Notice is provided to the municipality and to the tenant as aforesaid within the time period required, even though additional information in said Notice might have been helpful to the tenant and the municipality.

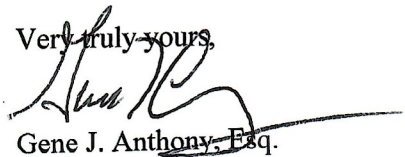
The Appellate Court in Block 268, LLC at 571, further noted that although no provision in the Statute addresses the issue of the exemption on the sale or transfer of title or conversion of the exempt property, or a rental premise to a condominium, the Appellate Court found that the exemption continues once granted for the thirty (30) years, even if there is a transfer of title from one owner to another, and even if there is a conversion from a rental to a condominium where condominium units are still rented.

The aforesaid opinion letter provides an update on past consideration with regard to the exemption Statute, and how it applies to Red Bank. The reaffirmation concerning the Notice requirements in the instant case appears to have not been followed by most of the newly constructed apartment complexes, since I have been advised that such notice was not provided to the Construction Department in any case; except for one, which would appear to be subject to the exemption.

Red Bank Rent Leveling Board
April 15, 2026

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gene J. Anthony", is written over the typed name below. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gene J. Anthony, Esq.

GJA/ja

Cc: Bonnie Thomas, Rent Leveling Board Secretary (email)
Kristina Bonatakis, Council Liaison (email)
James Gant, Borough Manager (email)
G. Cannon, Esq., Borough Attorney (email)

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/21/26

Real Property Address 120 Monmouth St.

Name of Complex and Unit Number The Vistas at Red Bank, Unit 205

Block 33 Lot 9.01

Owner's Name PARK VALLEY MONMOUTH LLC

Owner's Telephone # (908) 368-1956

Owner's Address 11 DUNDAR RD. STE 210 SPRINGFIELD, NJ 07081

Supervisor's Name STEVE BALDONI

Supervisor's Telephone # (908) 581-5472

Previous Tenant KRISTIAN D'AGOSTINO

Amount of Rent \$3,625

New Tenant JEFF FOX

Amount of Rent \$3,700

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/21/26

Real Property Address 14-16 OLDFIELD PL RED BANK NJ 07701

Name of Complex and Unit Number # 14

Block 22.01 Lot 2

Owner's Name 10-12 OLDFIELD PL LLC

Owner's Telephone # 732 513 7011

Owner's Address 60 BAY AVE #3 HIGHLANDS NJ 07732

Supervisor's Name CHRIS MORAN

Supervisor's Telephone # 917 647 2294

Previous Tenant JONAH SNEU

Amount of Rent \$1900

New Tenant ALYSON GALANO

Amount of Rent \$2000

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/17/2026

Real Property Address 21 Leroy Pl, 1E, Red Bank, NJ 07701

Name of Complex and Unit Number Leroy Place - 1E

Block 103 Lot 12.01

Owner's Name Jeffrey DiLuca

Owner's Telephone # (908) 902-6611

Owner's Address 183 9th Street Belford, NJ 07718

Supervisor's Name Tina Cadatt

Supervisor's Telephone # (732) 433-8231

Previous Tenant James C. Maida

Amount of Rent \$2300 / month

New Tenant Madison Fagan + Luke Gordos

Amount of Rent \$2,350

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/15/2026

Real Property Address 119 Manor Drive, Red Bank, NJ 07701

Name of Complex and Unit Number Red Bank Manor Apartments, 119

Block 52.02 Lot 1

Owner's Name Michael V Ruane

Owner's Telephone # 908-902-2340

Owner's Address 177 Leighton Ave, Red Bank, NJ 07701

Supervisor's Name Gabriella Ruane

Supervisor's Telephone # 718-354-9728

Previous Tenant Vincent Boylan

Amount of Rent 3,070 P/m

New Tenant Austin McAuliffe, Giovanna McAuliffe

Amount of Rent 3,150 P/m

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4-15-26

Real Property Address 183-213 BRANCH AVE R. B. NJ 07201

Name of Complex and Unit Number MOLLY PITCHER VILLAGE (Unit 183)

Block 113 Lot 22

Owner's Name MOLLY PITCHER VILLAGE L.L.C

Owner's Telephone # 973 8087170

Owner's Address 33 CLINTON RD WESTCLIFF NJ 07006

Supervisor's Name MAGALY BEIBIDE

Supervisor's Telephone # 732 2155345

Previous Tenant EELN CYCKOUSKI

Amount of Rent 2,101.00

New Tenant JOAN Mc GEEHAN - TRUSTEES JOAN MITCHELL

Amount of Rent 2,715.00

Number of Bedrooms 2

Borough of Red Bank
TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: APRIL 8, 2026

Real Property Address 92 DRS JAMES PARKER BOULEVARD

Name of Complex and Unit Number FORTUNE SQUARE / # 204

Block 75.01 Lot 86.02

Owner's Name KATHLEEN JONES

Owner's Telephone # 973-879-1009

Owner's Address 247 BRIDGE AVENUE, SUITE 5

Supervisor's Name _____

Supervisor's Telephone # 732-842-1580

Previous Tenant HARRY HAYWOOD AND SAMANTHA RODRIGUEZ

Amount of Rent \$3,295.00

New Tenant GABRIEL AND GINA DONIO

Amount of Rent \$3,350.00

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: April 13th, 2020

Real Property Address 106 Shrewsbury Avenue

Name of Complex and Unit Number 2B

Block 39 Lot 15

Owner's Name West side RB LLC

Owner's Telephone # (732) 852-7020

Owner's Address 333 Broad St., Red Bank NJ 07701

Supervisor's Name Alannah McCourt

Supervisor's Telephone # (732) 852-7020

Previous Tenant Joseph A. Katz

Amount of Rent \$1,999/mo

New Tenant Daniel A. Lotito

Amount of Rent \$1,999/mo

Number of Bedrooms 1

v

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: Tuesday April 14, 2026

Real Property Address 120 Monmouth St.

Name of Complex and Unit Number The Vistas at Red Bank, Unit 110

Block 33 Lot 9.01

Owner's Name Park Valley Monmouth LLC

Owner's Telephone # (908) 368-1956

Owner's Address 11 Dundar Rd Suite 210 Springfield, NJ 07081

Supervisor's Name Steve Baldoni

Supervisor's Telephone # (908) 581-5472

Previous Tenant Vanessa Pinho and Kevin Higgins

Amount of Rent \$5,050

New Tenant Kaelin Sayre and Matthew Prochner

Amount of Rent \$5,050

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/10/2026

Real Property Address 24 Mechanic Street, Red Bank NJ 07701

Name of Complex and Unit Number The Forum - Unit #203

Block 29 Lot 5.01

Owner's Name HRK LLC

Owner's Telephone # 732-741-0054

Owner's Address 2 Hennessey Blvd, Suite 1, Atlantic Highlands NJ 07716

Supervisor's Name Eric R. Layton

Supervisor's Telephone # 732-245-0590

Previous Tenant Michelle Abolt

Amount of Rent \$4550.00

New Tenant Steven Fox

Amount of Rent \$4600.00

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/27/2026

Real Property Address 24 Mechanic Street, Red Bank NJ 07701

Name of Complex and Unit Number The Forum - Unit #407

Block 29 Lot 5.01

Owner's Name HRK LLC

Owner's Telephone # 732-741-0054

Owner's Address 2 Hennessey Blvd, Suite 1, Atlantic Highlands NJ 07716

Supervisor's Name Eric R. Layton

Supervisor's Telephone # 732-245-0590

Previous Tenant Stephen Carbone

Amount of Rent \$4400.00

New Tenant Michael Loschenko

Amount of Rent \$4400.00

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 04-07-2026

Real Property Address 275 Spring Street Red Bank, N.J. 07701

Name of Complex and Unit Number Red Bank Terrace Apts 7D

Block 110 Lot 4

Owner's Name Red Bank Terrace Associates

Owner's Telephone # 732-784-5022

Owner's Address 270 Sylvan Avenue Englewood Cliffs NJ 07632

Supervisor's Name Jeff Smith

Supervisor's Telephone # 732-216-1122

Previous Tenant Sean Cahill

Amount of Rent \$1760-

New Tenant Elizabeth Milewski Daniel Morris

Amount of Rent \$2200-

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4-3-26

Real Property Address 74 MECHANIC ST

Name of Complex and Unit Number C

Block _____ Lot _____

Owner's Name Mechanic St Apts LLC

Owner's Telephone # 848-6607-3503

Owner's Address 66 Hollywood Ave Framingham MA

Supervisor's Name Chris Turner

Supervisor's Telephone # 848-245-4597

Previous Tenant MARY ROBERT

Amount of Rent \$ 1723

New Tenant BARBARA HARRIS

Amount of Rent \$ 1580

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4-3-26

Real Property Address 74 Mechanic ST

Name of Complex and Unit Number D

Block _____ Lot _____

Owner's Name Mechanic St APB LLC

Owner's Telephone # 848-667-3503

Owner's Address 66 Hollywood Ave Framingham MA

Supervisor's Name Chris Turner

Supervisor's Telephone # 848-245-4597

Previous Tenant CANALON RENT

Amount of Rent 2175

New Tenant THOMAS A CARDACI

Amount of Rent 1555

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 4/3/2024

Real Property Address 26 Allen Place #104

Name of Complex and Unit Number: Shrewsbury Manor at Allen Place
Apt. #104

Block 5 Lot 5.01

Owner's Name Shrewsbury Manor Inc.

Owner's Telephone # 732-741-7200

Owner's Address PO Box 757, Red Bank, NJ 07701

Supervisor's Name Samantha Bowers-Crader

Supervisor's Telephone # 732-616-7064

Previous Tenant Violet Koehler

Amount of Rent \$3800.00

New Tenant Chloe Schwartz + Joey Torres

Amount of Rent \$3950.00

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3-27-2026

Real Property Address 55 W. Front St. Red Bank, NJ 07701

Name of Complex and Unit Number The Element # 201

Block 30 Lot 10.01

Owner's Name West Front Street Partners LLC

Owner's Telephone # 732-222-2000

Owner's Address 141 W. Front St. Suite 410, Red Bank

Supervisor's Name Jennifer Scorpain

Supervisor's Telephone # 732-222-2000

Previous Tenant Joe and Rosie McDonald

Amount of Rent \$5,025

New Tenant Anthony Damico

Amount of Rent \$5,200

Number of Bedrooms 2 Beds

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3-27-27

Real Property Address 31 W. Front St.

Name of Complex and Unit Number Unit 2

Block 30.01 Lot 14

Owner's Name RBRE Holdings

Owner's Telephone # 732-614-7146

Owner's Address 130 Wyncrest Rd. Marlboro, NJ

Supervisor's Name RBRE HOLDINGS

Supervisor's Telephone # 732-614-7146

Previous Tenant JENNIFER R. MILES

Amount of Rent \$2,425

New Tenant Matthew Mindor

Amount of Rent \$2350

Number of Bedrooms 1

Borough of Red Bank
TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: MARCH 27, 2026

Real Property Address 92 DRS JAMES PARKER BOULEVARD

Name of Complex and Unit Number FORTUNE SQUARE / # 207

Block 75.01 Lot 86.02

Owner's Name KATHLEEN JONES

Owner's Telephone # 973-879-1009

Owner's Address 247 BRIDGE AVENUE, SUITE 5

Supervisor's Name _____

Supervisor's Telephone # 732-842-1580

Previous Tenant TERENCE REILLY

Amount of Rent \$ 2730.00

New Tenant ALYSSA FUNK AND CHRISTOPHER WOODBURY

Amount of Rent \$ 2745.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/23/26

Real Property Address 145 Monmouth Street

Name of Complex and Unit Number Station Place #101

Block 42 Lot 1.01

Owner's Name Station Place on Monmouth LLC

Owner's Telephone # 201-487-1500

Owner's Address 505 Main Street, Suite 400, Hackensack, NJ 07601

Supervisor's Name James Mason

Supervisor's Telephone # 914-806-2327

Previous Tenant Joseph Libutti and Stephanie Libutti

Amount of Rent \$2995/month

New Tenant Kathy Mottola and Michael Mottola

Amount of Rent \$2995/month

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/23/26

Real Property Address 145 Monmouth Street

Name of Complex and Unit Number Station Place #401

Block 42 Lot 1.01

Owner's Name Station Place on Monmouth LLC

Owner's Telephone # 201-487-1500

Owner's Address 505 Main Street, Suite 400, Hackensack, NJ 07601

Supervisor's Name James Mason

Supervisor's Telephone # 914-806-2327

Previous Tenant Michael Santoro

Amount of Rent \$3445/month

New Tenant Steven Monaghan

Amount of Rent \$3500/month

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/20/26

Real Property Address 182-192 Broad St #2

Name of Complex and Unit Number Tudor Village #2

Block 103 Lot 13.20

Owner's Name Tudor Village Apts LLC, Chuck Puth

Owner's Telephone # 732-245-1202

Owner's Address 1457 Wyant Rd Santa Barbara CA 93108

Supervisor's Name Keywest Property mgmt

Supervisor's Telephone # 877-662-7540

Previous Tenant Fariha-Mughal

Amount of Rent 1850

New Tenant Harrison Timberlake

Amount of Rent 1850

Number of Bedrooms studios (0)

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/18/26

Real Property Address 122 BODMAN PL. - 1E

Name of Complex and Unit Number COLONY HOUSE

Block 7 Lot 4

Owner's Name PARK RIDGE MANAGER, LLC

Owner's Telephone # 732-598-2500

Owner's Address 1710 OAK ST., LAKEWOOD, NJ 08701

Supervisor's Name ELI NEWMAN

Supervisor's Telephone # 848-240-1249

Previous Tenant JOE STABILE

Amount of Rent 2950

New Tenant ALEX NEWMAN

Amount of Rent 2950

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/18/26

Real Property Address 122 BODMAN PL. - 4E

Name of Complex and Unit Number COLONY HOUSE

Block 7 Lot 4

Owner's Name PARK RIDGE MANAGER, LLC

Owner's Telephone # 732-598-2500

Owner's Address 1710 OAK ST., LAKEWOOD, NJ 08701

Supervisor's Name ELI NEWMAN

Supervisor's Telephone # 848-240-1249

Previous Tenant PATRICK O'CONNELL

Amount of Rent 3250

New Tenant LIZAMASSARO / STEPHEN CROWLEY

Amount of Rent 3250

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/18/26

Real Property Address 122 BODMAN PL. - 4J

Name of Complex and Unit Number COLONY HOUSE

Block 7 Lot 4

Owner's Name PARK RIDGE MANAGER, LLC

Owner's Telephone # 732-598-2500

Owner's Address 1710 OAK St., LAKEWOOD, NJ 08701

Supervisor's Name ELI NEWMAN

Supervisor's Telephone # 848-240-1249

Previous Tenant Marianne Jacobs

Amount of Rent 4100

New Tenant Rhett Troy / ANNIE TROY

Amount of Rent 4200

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: MARCH 18, 2026

Real Property Address 92 DR3 JAMES PARKER BOULEVARD

Name of Complex and Unit Number FORTUNE SQUARE / # 406

Block 75.01 Lot 86.02

Owner's Name KATHLEEN JONES

Owner's Telephone # 973-879-1009

Owner's Address 247 BRIDGE AVENUE, SUITE 5

Supervisor's Name _____

Supervisor's Telephone # 732-842-1580

Previous Tenant JAVIER ESPINOSA & ALEXIS WINTERS

Amount of Rent \$ 2,795.00

New Tenant CHRISTOPHER CARRAS & BRIANNA LUBRANO

Amount of Rent \$ 2,875.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: MARCH 18, 2026

Real Property Address 92 DRS JAMES PARKER BOULEVARD

Name of Complex and Unit Number FORTUNE SQUARE / # 408

Block 75.01 Lot 86.02

Owner's Name KATHLEEN JONES

Owner's Telephone # 973-879-1009

Owner's Address 247 BRIDGE AVENUE, SUITE 5

Supervisor's Name _____

Supervisor's Telephone # 732-842-1580

Previous Tenant RACHEL SARNAK

Amount of Rent \$ 2,975.00

New Tenant JOHN FARDELLA & LEIGH SCARANO

Amount of Rent \$ 2,975.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/16/26

Real Property Address 28 Riverside Ave.

Name of Complex and Unit Number Naresink 5J

Block 7 Lot 15

Owner's Name James Sabatelli

Owner's Telephone # 732 977-4583

Owner's Address 12 Darby Ct. Manalapan, NJ

Supervisor's Name same as above

Supervisor's Telephone # 732-977-4583

Previous Tenant Suzanne Thuring

Amount of Rent \$ 3,350

New Tenant Gina Collela + Craig Hochmaster

Amount of Rent \$ 3,300

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/16/26

Real Property Address 75 Manor Drive

Name of Complex and Unit Number Manor 702

Block 52.02 Lot 1

Owner's Name Felicia Wishner

Owner's Telephone # 732 861-1575

Owner's Address 4 1st Ave Keyport, NJ 0785

Supervisor's Name Same

Supervisor's Telephone # 732-861-1575

Previous Tenant _____

Amount of Rent \$ 2200

New Tenant Anabell Camb, Todd Quatrano,

Amount of Rent \$ 2,300

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/13/20

Real Property Address 1824 Unit 20

Name of Complex and Unit Number 20

Block 22.01 Lot 3

Owner's Name Subsaryn Faurstl.

Owner's Telephone # 732 943 6049

Owner's Address 164 Linden Ave. Highlands, NJ

Supervisor's Name Ben Rumpf

Supervisor's Telephone # 732 890 3591

Previous Tenant Jared Furl

Amount of Rent 1825

New Tenant Richard Migliore + Richard Migliore

Amount of Rent 1825

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 03-10-2026

Real Property Address 239 Spring Street, Apt. A-7

Name of Complex and Unit Number Greentree Apt. LLC at Red Bank

Block 110 Lot 2

Owner's Name Jerry Marcus

Owner's Telephone # 973-746-2372

Owner's Address 304 Highland Ave, Upper Montclair, NJ

07701

Supervisor's Name Stanislaw Stopka

Supervisor's Telephone # 732-670-3938

Previous Tenant AMY RODRIGUEZ

Amount of Rent 1350.00

New Tenant MICHAEL HENNESSEY

Amount of Rent 1425.00

Number of Bedrooms studio

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: March 5 2026

Real Property Address 110 Leonard St. Red Bank NJ

Name of Complex and Unit Number Unit A

Block 67 Lot 28

Owner's Name Tri State Realty LLC

Owner's Telephone # 732-758-1577

Owner's Address 494 Sycamore Avenue Shrewsbury NJ
07702

Supervisor's Name Tiffanie Salerno

Supervisor's Telephone # 201-705-4544

Previous Tenant Anna Santiago

Amount of Rent 1200.00

New Tenant Edgar Rivera

Amount of Rent \$ 1500.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/5/2026

Real Property Address 24 Mechanic Street, Red Bank NJ 07701

Name of Complex and Unit Number The Forum - Unit #~~308~~ # 208

Block 29 Lot 5.01

Owner's Name HRK LLC

Owner's Telephone # 732-741-0054

Owner's Address 2 Hennessey Blvd, Suite 1, Atlantic Highlands NJ 07716

Supervisor's Name Eric R. Layton

Supervisor's Telephone # 732-245-0590

Previous Tenant Kaitlyn McKay

Amount of Rent \$4664.00

New Tenant Jeffrey Guide

Amount of Rent \$4525.00

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/5/2026

Real Property Address 24 Mechanic Street, Red Bank NJ 07701

Name of Complex and Unit Number The Forum - Unit #405

Block 29 Lot 5.01

Owner's Name HRK LLC

Owner's Telephone # 732-741-0054

Owner's Address 2 Hennessey Blvd, Suite 1, Atlantic Highlands NJ 07716

Supervisor's Name Eric R. Layton

Supervisor's Telephone # 732-245-0590

Previous Tenant Matthew Russo

Amount of Rent \$3,545.00

New Tenant Kimberly Morris

Amount of Rent \$3450.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: MARCH 5, 2026

Real Property Address 92 DRS JAMES PARKER BOULEVARD

Name of Complex and Unit Number FORTUNE SQUARE / # 407

Block 75.01 Lot 86.02

Owner's Name KATHLEEN JONES

Owner's Telephone # 973-879-1009

Owner's Address 247 BRIDGE AVENUE, SUITE 5

Supervisor's Name _____

Supervisor's Telephone # 732-842-1580

Previous Tenant RYAN COCCO AND MORGAN GALLOWAY

Amount of Rent \$ 2795.00

New Tenant SUSAN DEVINE

Amount of Rent \$ 2975.00

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/4/20

Real Property Address 1 BRIDGE AVE # 314

Name of Complex and Unit Number West Side Lofts

Block 37 Lot 6.02

Owner's Name MW Red Bank LLC

Owner's Telephone # 732 945-5811

Owner's Address 1 BRIDGE AVE, Redbank NJ 07701

Supervisor's Name Doreen Cartas

Supervisor's Telephone # 732 945-5811

Previous Tenant Nate Gueent

Amount of Rent \$3065.⁰⁰

New Tenant Valentina Pannullo

Amount of Rent \$3075.⁰⁰

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: march 03, 2026

Real Property Address 118 Chestnut St. Red Bank, NJ 07701

Name of Complex and Unit Number The Rail at Red Bank Station Apt 301

Block 63 Lot 1.02

Owner's Name Rail at RB LLC

Owner's Telephone # 732-388-3000

Owner's Address 116 Chestnut St Ste 102 Red Bank, NJ 07701

Supervisor's Name Sonya Bryant-Brown

Supervisor's Telephone # 732-956-3100

Previous Tenant Hagit Morgan

Amount of Rent \$4975

New Tenant Peter Craig

Amount of Rent \$5643

Number of Bedrooms 2

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: March 03, 2026

Real Property Address 118 Chestnut St. Red Bank, NJ 07701

Name of Complex and Unit Number The Rail at Red Bank Station Apt 316

Block 63 Lot 1.02

Owner's Name Rail at RB LLC

Owner's Telephone # 732-388-3000

Owner's Address 116 Chestnut St Ste 102 Red Bank, NJ 07701

Supervisor's Name Sonya Bryant-Brown

Supervisor's Telephone # 732-956-3100

Previous Tenant Allison Imbriciale

Amount of Rent \$3324

New Tenant John Sullivan | Julia Byham

Amount of Rent \$3503

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: march 03, 2026

Real Property Address 118 Chestnut St. Red Bank, NJ 07701

Name of Complex and Unit Number The Rail at Red Bank Station Apt 406

Block 63 Lot 1.02

Owner's Name Rail at RB LLC

Owner's Telephone # 732-388-3000

Owner's Address 116 Chestnut St Ste 102 Red Bank, NJ 07701

Supervisor's Name Sonya Bryant-Brown

Supervisor's Telephone # 732-956-3100

Previous Tenant Loryn Schiraldo

Amount of Rent \$3396

New Tenant Richard Heus

Amount of Rent \$4001

Number of Bedrooms 1

Borough of Red Bank
TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 3/2/20

Real Property Address 131 HUDSON AVE

Name of Complex and Unit Number 3B

Block 106 Lot 21

Owner's Name HUDSON RB LLC

Owner's Telephone # 732 996 6737

Owner's Address 25 POMMATION AVE Ste 101 VERONA

Supervisor's Name KRISHN KOLL

Supervisor's Telephone # 732 996 6737

Previous Tenant ALICIA KING

Amount of Rent 2497.07

New Tenant COOPER WALTERS

Amount of Rent 2395

Number of Bedrooms 1

101 VERONA
NJ
07044

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 03-03-2026

Real Property Address 239 Spring St. Apt. C-9

Name of Complex and Unit Number Greentree Apt. LLC at Red Bank

Block 110 Lot 2

Owner's Name Jerry Marcus

Owner's Telephone # 973-746-2372

Owner's Address 304 Highland Ave, Upper Montclair, NJ ⁰⁷⁰⁴³

Supervisor's Name Stanislaw Stopka

Supervisor's Telephone # 732-670-3938

Previous Tenant Joey Fields & Melissa Cieslewski

Amount of Rent 1760.00

New Tenant NORM AITBENBELLA

Amount of Rent 1775.00

Number of Bedrooms one

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 2/26/26

Real Property Address 59 Rector PL Red Bank NJ 07701

Name of Complex and Unit Number 3

Block 1 Lot 401

Owner's Name Rector 59 LLC

Owner's Telephone # 732 822 3301

Owner's Address 29 E Mount Ave Atlantic Highlands nj 07716

Supervisor's Name Dina Rovce

Supervisor's Telephone # 732-822-3301

Previous Tenant Brian Rooney

Amount of Rent 2250

New Tenant Katherine Buckman / Luke McDevitt

Amount of Rent 2295

Number of Bedrooms 1

Borough of Red Bank

TENANT REGISTRATION FOR MULTIPLE DWELLINGS

PLEASE INDICATE THE FOLLOWING

Date: 2/26/26

Real Property Address 13 B MOUNT ST

Name of Complex and Unit Number 13B

Block 26 Lot 21

Owner's Name MARY COFFENBERG

Owner's Telephone # 732-778-0252

Owner's Address 32 HIGHLAND AVE, RED BANK

Supervisor's Name —

Supervisor's Telephone # —

Previous Tenant MIGUEL SOTO

Amount of Rent \$1500 mo

New Tenant VALERIANA ACTEOPAN

Amount of Rent \$2100

Number of Bedrooms 2

BOROUGH OF RED BANK

90 MONMOUTH STREET
RED BANK, NJ 07701



ABOVE PURCHASE ORDER NO. MUST APPEAR ON ALL INVOICES, BILLS OF LADING, PACKAGES AND CORRESPONDENCE.

VENDOR NO. A0017

TO:
GENE J ANTHONY ESQ
~~48 SOUTH STREET~~
~~EATONTOWN, NJ 07724~~
PO Box 7
Lincroft, NJ 07738

DELIVER TO:
BOROUGH OF RED BANK
90 MONMOUTH STREET
RED BANK, NJ 07701
ATTN: DINA ANASTASIO

DATE OF ORDER

DESCRIPTION	ACCOUNT NUMBER	PRICE
RENT BOARD LEGAL SERVICES <u>March and April 2026</u> Gene J. Anthony, Esq.	6-01-21-181-207	\$ 3,121.60
TOTAL		\$ 3,121.60

CLAIMANT'S CERTIFICATION AND DECLARATION

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF LAW THAT THE WITHIN BILL IS CORRECT IN ALL ITS PARTICULARS; THAT THE ARTICLES HAVE BEEN FURNISHED OR SERVICES RENDERED AS STATED THEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITH THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT THEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

APPROVED

COMMITTEE CHAIRPERSON

FINANCE CHAIRPERSON

MAYOR

PAYMENT AUTHORIZED: This claim was ordered paid at the meeting of the BOROUGH COUNCIL.

TOTAL AMOUNT

\$ 3,121.60

I DO CERTIFY WITH PERSONAL KNOWLEDGE THAT THE ARTICLES LISTED ABOVE WERE RECEIVED AND OR THE SERVICES AS STATED HAVE BEEN RENDERED.

SIGNATURE

DATE

DATE

4/23/26

FED. I.D. # OR SOC. SEC. # 22-2360774

VOUCHER

BOROUGH CLERK
SIGN AT 'X' AND RETURN FOR PAYMENT WITH INVOICE

CHECK NO.

VENDOR NO.

X

GENE J. ANTHONY, ESQ.
 48 South Street
 Eatontown, NJ 07724

Invoice submitted to:
 CHIEF FINANCIAL OFFICER
 BOROUGH OF RED BANK
 90 MONMOUTH STREET
 RED BANK, NJ 07701

April 23, 2026

In Reference To: RED BANK RENT LEVELING BOARD MATTERS
 Account No. 6-01-25-270-207
 Vendor No.A0017

Invoice #21947

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
2/26/2026 Review email and statute on Rent Control in Mobile Home Parks and replied	0.30	45.00
	150.00/hr	
Review email from James Gant on Enforcement of Board Resolution (Hayes) and replied	0.30	45.00
	150.00/hr	
Review second email from James Gant on immediate action and replied	0.30	45.00
	150.00/hr	
Review updated agenda and documents from Bonnie Thomas	0.20	30.00
	150.00/hr	
3/10/2026 Review Proof of Publication from Two River Times on Reorganization Resolution	0.20	30.00
	150.00/hr	
3/17/2026 Review emails from Bonnie Thomas and Gail Soler on meeting, review file and replied	0.50	75.00
	150.00/hr	
Review 10 year list of new construction and review email from Taylor Gerber	0.30	45.00
	150.00/hr	
3/18/2026 Review and research Manufactured Home Park Protection Act	0.50	75.00
	150.00/hr	
Prepare letter to James Gant on Rent Control Ordinance	0.30	45.00
	150.00/hr	
3/20/2026 Review email from Bonnie Thomas on meeting of March 26, 2026 and replied	0.20	30.00
	150.00/hr	
Prepare email to Greg Cannon, Esq. on enforcement Resolutions and Amendment to Rent Control Ordinance	0.30	45.00
	150.00/hr	
Review responsive email from Greg Cannon, Esq. and replied	0.20	30.00
	150.00/hr	
3/23/2026 Review email from Kristina Bonatakis on Amendment to Rent Control Ordinance and Resolution on enforcement of Hayes, replied and update file accordingly for follow up	0.30	45.00
	150.00/hr	
3/24/2026 Review additional email from Greg Cannon, Esq. on proposed Resolution of Enforcement in Hayes matter and review email of Mary Moss and update file	0.30	45.00
	150.00/hr	
3/26/2026 Monthly Meeting Retainer		275.00

	<u>Hrs/Rate</u>	<u>Amount</u>
3/27/2026 Review email from Bonnie Thomas on enforcement and Resolution of Mayor and Council and replied	0.30 150.00/hr	45.00
Review email from Bonnie Thomas on location of parties and replied	0.20 150.00/hr	30.00
4/2/2026 Review file and agenda on amendments to Rent Control Ordinance	0.30 150.00/hr	45.00
4/10/2026 Review and update research on Rent Control Exemptions for new construction	3.00 150.00/hr	450.00
4/13/2026 Prepare opinion letter on Rent Control Exemption with regard to new construction to members of the Rent Leveling Board	2.00 150.00/hr	300.00
4/14/2026 Review website and file on status of enforcement of Resolution on Hayes and proposed Ordinance amendment	0.30 150.00/hr	45.00
Prepare proposed amendment to Rules and Regulations with regard to submission of exhibits to the Board to provide a time schedule	0.70 150.00/hr	105.00
4/15/2026 Review and revise opinion letter on exemption with regard to new construction to finalization to the Board	0.50 150.00/hr	75.00
Review email from Bonnie Thomas on meeting and prepare opinion for Rules and Regulations amendment	0.30 150.00/hr	45.00
Review emails from Board Members on meeting	0.20 150.00/hr	30.00
4/16/2026 Prepare proposed Resolution authorizing amendment to Rules and Regulations with regard to exhibit submission	1.00 150.00/hr	150.00
Review email from Board Secretary with proposed agenda, minutes of meeting and documents and replied on agenda	0.50 150.00/hr	75.00
Review email from Board Secretary with amended agenda and replied	0.20 150.00/hr	30.00
Review additional emails from Board Members on meeting	0.20 150.00/hr	30.00
Review and revise proposed amendment to Rules and Regulations, Resolution and letter to Board and review file	0.70 150.00/hr	105.00
Review email from Board Secretary to Board Members on meeting and new attachments for their review and update file	0.20 150.00/hr	30.00
4/20/2026 Phone conference with Debbie Marks on Grandville Apartments issue and Rent Board issue	0.30 150.00/hr	45.00
Phone conference with Bonnie Thomas on Grandville Complaint	0.20 150.00/hr	30.00
Phone conference with Gail Soler on Board Meeting and Grandville issue	0.30 150.00/hr	45.00
Review file and prepare for meeting	0.50 150.00/hr	75.00
4/23/2026 Monthly meeting retainer		275.00
For professional services rendered	16.10	\$2,965.00
Additional Charges :		
3/9/2026 Publication of Monthly Meeting dates for 2026 in Two River Times		50.22
Publication of Monthly Meeting dates for 2026 in Asbury Park Press		88.88
4/23/2026 copies, fax, postage, phone for March and April, 2026		17.50
For professional services rendered	16.10	\$3,121.60

CHIEF FINANCIAL OFFICER

Page 3

Total amount of this bill

Amount
\$3,121.60