



New Jersey Department of Community Affairs Division of Codes and Standards Landlord-Tenant Information Service



Jon S. Corzine, Governor

Charles A. Richman, Acting Commissioner

2009 RENT CONTROL SURVEY

The State of New Jersey does not have a law controlling or governing rent increases or rent leveling. However, any municipality within the State of New Jersey may adopt an ordinance controlling rent increases. Your municipal clerk can tell you if a rent control ordinance exists within your municipality.

The attached survey is for your use; any questions regarding rent increases or procedures must be directed to the local rent leveling or rent control board. The increase percentage indicated on this survey may be different than the actual increase. Please check with the local municipality as to the percentage and other restrictions. If you disagree with the approved amount you may file an appeal through the process that is outlined in your local ordinance. If you still disagree, you may file an action in the Superior Court in the county where the building is located to determine if the increase is unreasonable.

If no rent control or rent leveling exist, you may withhold paying the increased amount, but continue to pay the regular amount of rent, and allow your landlord to pursue an eviction for non payment of rent, or you may file an action in the County Superior Court, Landlord/Tenant Section, and let the Court determine if the increase is unconscionable.

Vacancy Decontrol provides for the lifting of controls when the dwelling unit becomes vacant. Once controls are lifted, increased demand will usually result in higher rents being asked and paid.

Consumer Price Index (CPI) is the measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services (U.S. Dept. of Labor). Where CPI is indicated on the survey, the increase is based on the NY, NY-Northeastern NJ or the Phila, PA-NJ region CPI.

Allumunchy Township (Warren)	(908) 852-5132 ext 10	Call for Information		
Atlantic City (Atlantic) Donna C. Harris, Asst Director 1301 Bacharach Blvd – Rm 509 Atlantic City, N.J. 08401	(609) 347-5530 (609) 347-5345 fax	Based on CPI-W	1+	Exception - 2 & 3 Owner-occupied Rents over \$1,300, Section 8, HUD, Seasonal Rentals and 3 or more units constructed after 1987
Atlantic Highlands (Monmouth) Dave Palamara	(732) 291-1444	Call for Information		
Barneget Township (Ocean) Grady Gibson 900 W. Bay Ave Barneget, N.J. 08005	(609) 698-0080 ext 120 (609) 698-7880 fax	3.5%	Mobile Home Parks only	2000
Bayonne (Hudson) Marie Sestito 630 Avenue “C” – Rm #33 Bayonne, N.J. 07002	(201) 858-6065 (201) 858-6656 fax	Based on monthly CPI 5.5 % maximum	5+	Vacancy Decontrol 1/11/73
Belleville (Essex) Eileen Risoli 152 Washington Avenue Belleville, N.J. 07109	(973) 450-3302	Based on CPI	4+	Vacancy Decontrol
Bergenfield Boro (Bergen) Sharon Edrich 198 N. Washington Avenue Bergenfield, N.J. 07621 building @Bergenfieldboro.com(e-mail)	(201) 387-4055 ext 4 (201) 385-7376 fax	CPI or 4%	3+	Exception- Three units or more owner unoccupied Vacancy Decontrol
Berlin Twp. (Camden)		Exploring possibility of implementing a rent control ordinance		
Bloomfield (Essex)	(973) 680-4105	Call for Information		
Caldwell Boro (Essex)	(973) 403-4638	Call for Information		
Camden (Camden) Roberta Black 101 Newton Avenue, Rm 102 Public Works Bldg. Camden, N.J. 08101	(856) 757-7123	Based on CPI		

Please do not rely on this survey when considering allowable rent increases for your town. Consult the Rent Control Board for your town for accurate and up to date rates.

http://www.ci.camden.nj.us/departments/controlbooklet.html Cedar Grove (Essex) Kathleen R. Stutz 525 Pompton Avenue Cedar Grove, N.J. 07009 townclerk@cedargrovenj.org (e-mail)	(973) 239-1410 x 204	5.5%	2+	Vacancy Decontrol Owner occupied 2 family dwellings
Cherry Hill Twp (Camden)	(856) 488-7800	Based on CPI		Owner-occupied 2 unit dwellings Vacancy Decontrol
Chesilhurst Boro (Camden) Susan Santanasto 201 Grant Avenue Chesilhurst, N.J. 08089	(856) 262-3100	up to 6%	1+	Board reviews each application for determination of increase
Cliffside Park Boro (Bergen) 525 Palisade Avenue Cliffside Park, N.J. 07019	(201) 313-2066		3+	Exception - owner-occupied 3 or less units
Clifton City (Passaic)	(973) 470-5845	Call for Information		
Dover Twp. (Ocean)	(732) 341-1000	Call for Information		
Dumont Boro (Bergen) Kathy Schaefer 50 Washington Avenue Dumont, N.J. 07628	(201) 387-5023	Lesser of CPI or 5% of current rent	2+	June 2003
East Brunswick (Middlesex) Linda Rubenstein 1 Civic Drive East Brunswick, N.J. 08816 Betty.RichterReba@EastBrunswick.org	(732) 390-6870 (732) 390-6898 fax	CPI All Items NY/NJ	1+	Vacancy Decontrol 4/29/89
East Orange (Essex) Geraldine Bryant 44 City Hall Plaza, 3 rd fl. East Orange, N.J. 07019 e-mail gbryant@eastorange-nj.org www.eastorange-nj.org	(973) 266-5195 (973) 675-4192 fax	4% or 5%		Vacancy Decontrol 1988

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East Rutherford (Bergen) Cathy Schanel Rent Control Board	(201) 933-3444 ext 509	5.5%	3+	Vacancy Decontrol
East Windsor (Mercer) 16 Lanning Blvd East Windsor, N.J. 08520	(609) 443-4000	2.9% and if necessary due to heating cost	4+	
Eatontown (Monmouth) Nick Cos 47 Broad Street Eatontown, N.J. 07724	(732) 389-7615	3.5% if landlord pays heat and hot water 2.5% if tenant pays 3% mobile homes	3+	Vacancy Decontrol
Edgewater Boro (Bergen) Deborah Reilly 916 River Road Edgewater, N.J. 07020 deborah@EdgewaterNJ.org	(201) 943-1700 ext 3133 (201) 943-9242 fax	5% if landlord pays heat 3.5 % if tenant pays heat 3.5% for qualified seniors and disabled tenants	3+	Vacancy Decontrol
Edison Twp. (Middlesex) Pattie Leary Township of Edison 100 Municipal Blvd Edison, N.J. 08817	(732) 248-6400 (732) 248-3738 fax	5%	3+	Vacancy Decontrol 2002
Egg Harbor (Atlantic) Township Clerk 3515 Bargaintown Road Egg Harbor Twp, N.J. 08234 Pindrieri@ehtgove.org	(609) 926-4085 (609) 926-4101fax	CPI and Tax Surcharge Philadelphia region, current rate		Vacancy Decontrol
Elizabeth (Union) Carol Campbell City Hall – Room 114 50 Winfield Scott Plaza Elizabeth, N.J. 07201	(908) 820-4181 (908) 820-0112 fax	3% - \$20.00 cap	3+	Exempt - 3 and 4 unit owner – occupied 11/9/04
Elmwood Park Boro (Bergen) Delores Camlet, Boro Clerk 182 Market Street Elmwood Park, N.J. 07407	(201) 796-1457	2.5%	4+	Vacancy Decontrol

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Englewood (Bergen) Gennie M. Luciano 2-10 N. Van Brunt St. Englewood, N.J. 07631	(201) 871-6692 (201) 567-4395fax	4%	2+	
Ewing Twp. (Mercer)	(609) 883-2900	Call for Information		
Fair Lawn (Bergen) Marianne Pettineo 8-01 Fair Lawn Avenue P.O. Box 376 Fair Lawn, N.J. 07410 www.Fairlawn.org or e-mail legal@fairlwan.org	(732) 794-5344	4% of rent or percentage increase of CPI whichever is less. CPI for NY-Northern NJ	all	Exception – Owner-occupied two family houses or new construction, or rented for the first time. Vacancy Decontrol
Fairview (Bergen) Joann Panzarino 53 Grant Street Fairview, N.J. 07022	(201) 943-3876 (201) 943-4369 fax	7% not less than \$20.00 not more than \$35.00	3+	Vacancy Decontrol Exception – Maximum rental increase charged a qualified senior citizen or disabled person shall be 3%
Fort Lee (Bergen) Phyllis Saleh 309 Main St. Fort Lee, NJ 07024 p-saleh@fortleenj.org	(201) 592-3550	5%, except for qualified seniors and disabled tenants (3.5%) based on CPI, local taxes, etc.		Exempt - 2 family owner occupied homes Vacancy Decontrol in coops, condos and single family homes
Franklin Boro (Sussex) Municipal Bldg. P.O. Box 397, 46 Main Street Franklin, N.J. 07416	(973) 827-9280	Based on CPI	Mobile Homes only	
Franklin Township (Somerset) Vincent Dominach 475 DeMott Lane Somerset, N.J. 08873	(732) 873-2500 ext 274	3. % if tenant pays heat 3.5% if landlord pays heat	units issued C of O prior to 1/1/82	Exceptions - single family homes owner-occupied two family Vacancy Decontrol 3/11/97
Gloucester Twp. (Camden) Ginny Varrell e-mail gvarrell@glotwp.com	(856) 228-4000 ext 209	if tenant pays heat 4% if landlord pays heat 4.5%	4+	Does not include mobile homes 2004

Guttenberg Town (Hudson) Grace Dyer Rent Control Board 6808 Park Avenue Guttenberg, N.J. 07093	(201) 868-3489 ext 106	4%	1+	Vacancy Decontrol 1980
Hackensack City (Bergen) John Greenwood jgreenwood@hackensack.org	(201) 646-3922	5% if landlord pays heat 4.5% if tenant pays heat 1% off for seniors	3+	Vacancy Decontrol 1990
Haddon Twp (Camden) Bonnie Richards 135 Haddon Avenue Westmont, N.J. 08108	(856) 854-1176 ext 122 (856) 858-8773 fax	3.3%	10+	Vacancy Decontrol
Hamilton Twp. (Mercer) Joan Hofman Hamilton Twp Dept. of Law 2090 Greenwood Aveune P.O. Box 00150 Hamilton, N.J. 08609-0150	(609) 890-3882	Based on CPI	4+	Vacancy Decontrol - Rent control only for tenancies prior to September 1, 2002
Hampton (Sussex) Eileen Klose 1 Municipal Complex Road Newton, N.J. 07860	(973) 383-5570	Call for Information		
Hammonton (Atlantic) Anthony Mortelliti 100 Central Avenue Hammonton, N.J. 08037	(609) 561-1282 (609) 567-4302 fax	Based on CPI	4+	Vacancy Decontrol 3/8/1976
Hasbrouck Heights (Bergen) Rose Marie Sees 320 Boulevard Hasbrouck Hts, NJ 07604 rmsees@bergen.org(e-mail)	(201) 288-0195 (201) 288-6408 fax	5%	3+	Exception – Senior Citizens who qualify – 2.5% increase Vacancy Decontrol
Hazlet (Monmouth) Twp. of Hazlet Rent Control Board 1776 Union Avenue Hazlet, N.J. 07730	(732) 264-5763		Mobile Homes only	15% increase after tenant moves out - landlord must get approval before raising the rent

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Highland Park (Middlesex) Ann Stevens 221 S. 5 th Ave, Highland Park, N.J. 08904 astevens@hpboro.com	(732) 819-3787	4.08 based on CPI	4+	Vacancy Decontrol 1998
Hoboken (Hudson)	(201) 420-2396	Based on CPI	4+	Vacancy Decontrol
Howell Twp. (Monmouth) Dianne Mikkelson P.O. Box 580 Howell, N.J. 07731-0580 www.twp.howell.nj.us	(732) 938-4500 x 2150	Up to 5%	Mobile Homes only	10/1/84, 4/92
Irvington (Essex) Valerie Williams Municipal Bldg., 2 nd floor Civic Sq. Irvington, N.J. 07111	(973) 399-6761	3% if tenant pays heat 4% if landlord pays heat	3+	Exception – 3 and 4 family owner occupied units Vacancy Decontrol 2/22/83
Jackson Twp. (Ocean) Scott Najarian Rent Control Board 95 W. Veterans Highway Jackson, N.J. 08527	(732) 928-1200 (732) 928-4377 fax	Based on CPI	1+	12/27/2000
Jersey City (Hudson) 30 Montgomery Street Suite 415 Jersey City, N.J. 07302	(201) 547-5082	Based on CPI maximum of 4%	5+	Exception – buildings converted from non-residential use to residential use
Lakewood Twp. (Ocean) Phyllis L. Stubbs 231 3rd St. Lakewood, N.J. 08701	(732) 364-2500 ext 5251 (732) 905-5887 fax	5% if tenant pays heat 6.5% if landlord pays heat		Unit must be on the market for 7 years before subject to rent control
Lawrence Twp. (Mercer) Bill Guhl 2207 Lawrence Road Lawrenceville, N.J. 08648 Lawrencetwp.com	(609) 844-7076	Based on CPI	10+	Vacancy Decontrol

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Leonía (Bergen) 3121 Broad Avenue Leonía, N.J. 07605 vmiragliotta@leonianj.gov	(201) 592-5752	5% per year on renewal		Vacancy Decontrol
Linden (Union) Mary Ann Vinso City Hall Rent Leveling 301 N. Wood Ave. Linden, N.J. 07036	(908) 925-6061	CPI or 5% whichever is lower	4+	Vacancy Decontrol April 2004
Lindenwold Boro (Camden)	(856) 783-2121 ext. 233	3.5%	3+	Vacancy Decontrol
Little Falls Twp. (Passaic) William Wilk, Twp. Clerk 225 Main Street Little Falls, NJ 07424	(973) 256-0170	Two-tiered call for allowable increase	4+	Vacancy Decontrol
Little Ferry Boro (Bergen) John Sarrao	(201) 641-9234	Based on CPI	3+	Exception – 2 or 3 family owner-occupied units
Lopatcong (Warren)	(908) 859-3355	Call for Information		
Lyndhurst (Bergen) Malcolm J. McPherson, Jr. 253 Stuyvesant Avenue Lyndhurst, N.J. 07071	(201) 804-2457	5.5%	4+	Vacancy Decontrol
Mantua Twp. (Gloucester) Ted Bamford 397 Main Street Mantua, N.J. 08051	(856) 408-1500 (856) 464-1022 fax	CPI or reasonably necessary increase	5+	11/25/2003
Maplewood Twp. (Essex) Robert Thomsen Maplewood Municipal Bldg 574 Valley Street Maplewood, N.J. 07040	(973) 762-8120 (973) 762-1934 fax	Based on CPI	3+	

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Marlboro (Monmouth) Cliff Radish 1979 Township Drive Marlboro, N.J. 07746 Marlborotwp.com	(732) 536-0200 ext 211	Based on CPI	Mobile Homes only	
Maywood Borough (Bergen) Thomas H. Richards 15 Park Avenue Maywood, NJ 07607	(201) 845-2900 x 203	4.25% standard rate	3+	
Metuchen Boro (Middlesex) William Boerth 500 Main Street Metuchen, NJ 08840	(732) 632-8509	Based on CPI		Applies to 6 units in Redfield Village only
Middle Twp. (Cape May) Jill Zarharchuck 33 Mechanic St. Cape May Ct House, NJ 08210	(609) 465-8731	Based on CPI	Mobile Home Parks only	
Montvale Twp. (Morris)	(973) 331-3319	Call for information		
Middlesex Pat Urban 1200 Mountain Avenue Middlesex, NJ	(732) 752-6821	Call for information		
Moonachie (Bergen) Joseph Licata, Ombudsman	(201) 750-8718 (201) 751-0205 fax		Mobile Home Parks only	
Morristown (Morris) Wayne Cresta 200 South Street, Box 914 Morristown, N.J. 07963 w.cresta@townofmorristown.org	(973) 292-6709	Based on CPI	1+	Exception – 4 unit owner-occupied Anything built after 1/1981
Mullica Township (Atlantic) Post Office Box 317 Elwood, N.J. 08217 Johnson_Kimberly@townnet.org	(609) 561-0064 x 14	Based on the CPI for the Philadelphia area min. 2%, max. 4%		For Mobil Home Parks for Senior Citizens only

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New Brunswick (Middlesex) Inge Hagerty P.O. Box 269 25 Kirkpatrick St. New Brunswick, N.J. 08903-0269 www.cityofnewbrunswick.org/depts/economicdev/rentcontrol.asp	(732) 745-5050 (732) 565-7532 fax	3.9% for 2009	1	September 2003
New Milford Boro (Bergen) Dino Speroni	(201) 967-5044 ext 7874	2%	1+	Vacancy Decontrol only during vacancy once rented at market rate, 2% increase applies
Newark (Essex) Michael Myer Newark City Hall 920 Broad Street, Room 113 Newark, NJ 07102	(973) 733-4378	Call for Information		
North Arlington Boro (Bergen) Sharon Municipal Bldg. 214 Ridge Road North Arlington, N.J. 07031	(201) 991-6060	4% if tenant pays heat 6% if landlord pays heat	4+	Vacancy Decontrol – 30% max increase after vacancy then back to 4% - 6%
North Bergen (Hudson) 4233 Kennedy Blvd North Bergen, N.J. 07047	(201) 392-2047 (201) 392-1219 fax	2.5% annual, capital improvement and hardship allowances.	4+	Exemption - one, two and three family owner-occupied Rental unit preservation
North Brunswick (Middlesex) Milvi Weiner 710 Hermann Road North Brunswick, N.J. 08902	(732) 247-09212 ext 252	2.56% if tenant pays heat 3.2% if landlord pays heat	1+	Vacancy Decontrol 8/3/87
North Plainfield (Somerset) Leonard W. Lange 263 Somerset Street North Plainfield, N.J. 07060-4846 lenlites@aol.com	(908) 757-5237	4% if tenant pays heat 5% if landlord pays heat	11+	2/5/90
Nutley Twp. (Essex) Evelyn Rosario-Garcia Office of Municipal Clerk	(973) 284-4955 (973) 284-5668 fax	5% if landlord pays heat and hot water 4% if tenant pays heat	4+	

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One Kennedy Drive
 Nutley, N.J. 07710
townclerk@nutleynj.org

and hot water

Oldbridge Twp. (Middlesex)
 Rent Stabilization Board
 One Old Bridge Plaza
 Old Bridge, N.J. 08857
[e-mail klpresti@oldbridge.com](mailto:klpresti@oldbridge.com)

(732) 721-5600 ext 2050
 (732) 607-7941 fax

2% determined 4+
 yearly by Twp. Council

Vacancy Decontrol Aug. 17, 1999

Orange City Township (Essex)
 Valerie Jackson
 Rent Leveling Board
 29 North Day Street
 Orange, N.J. 07050

(973) 266-4001

Call for Information

Palisades Park Boro (Bergen)
 Michael T. Apicella

(201) 585-4100

4% 4+

Passaic City (Passaic)
 Joyce C. Bongiorno
 330 Passaic Street
 Passaic, NJ 07055

(973) 365-5535

Based on CPI 2+

Vacancy Decontrol Jan. 1, 2000

Paterson (Passaic)

(973) 321-1242 ext 2285

Call for Information

Pennsauken Twp. (Camden)
 5605 N. Crescent Blvd.
 Pennsauken, N.J. 08110

(856) 663-5718

4% or current CPI 6+
 whichever is lower

Perth Amboy (Middlesex)
 Evelyn Medina
 339 Read Street
 Perth Amboy, N.J. 08861

(732) 826-4300

5% 1+

Exception- owner-occupied 2 and 3
 family
 Vacancy Decontrol

Piscataway (Middlesex)
 Brian Reichle
 Piscataway Municipal Complex
 Hoes Lane
 Piscataway, N.J. 08854

(908) 217-8393
 (732) 469-8706

3%

Pittsgrove Twp. (Salem)

(856) 358-0712

Call for Information

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Plainfield Plainfield Action Services	(908) 753-3519	Call for Information		
Randolph Twp. (Morris)	(973) 989-7100	Call for Information		Decontrolled in 1983 Rent control only applies if you were a resident prior to 1983
Red Bank (Monmouth) Debbie Hall 90 Monmouth St. Red Bank, N.J. 07701	(732) 530-2719 (732) 450-9107 fax		3+	Vacancy Decontrol 1970, 1990
Ridgefield Boro ((Bergen)	(201) 943-5215	Call for Information		
Ridgefield Park Village (Bergen) Mary R. Puleio 234 Main Street Ridgefield Park, N.J. 07660	(201) 641-9125 ext 5 (201) 641-1672	2.4% if tenant pays heat 3.2% if landlord pays heat Based on CPI for New York- Northern New Jersey	3+	
River Edge Boro (Bergen) 705 Kinderkamack Road River Edge, N.J. 07661 riveredgenj.org	(201) 599-6303 (201) 599-0997	2009 1.6% if landlord heat. 1.2% if tenant pays heat. Based on CPI for New York-Northern New Jersey	3+	Vacancy Decontrol
Robbinsville (Mercer) 1 Washington Blvd. Suite 6, Second Floor Robbinsville, NJ	(609) 918-0002			Mobile Home Parks Only
Roselle Boro (Union)	(908) 245-6222	Call for Information		
Rutherford (Bergen) Alexander Cacciatore 176 Park Avenue Rutherford, N.J. 07070	(201) 460-3002 (201) 460-3003 fax	4%	4+	Exception – 2.5% increase for qualified residents 65 or disabled Vacancy Decontrol
Sayerville Boro (Middlesex)	(732) 390-7000	Call for Information		
Shamong (Burlington) Myra D'Amico	(609) 268-2377	2.5%		

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South Brunswick Twp. (Middlesex) Julie M.L. Moy Municipal Building 540 Ridge Road Monmouth Junction, NJ 08852	(718) 930-2530	Call for Information	4+		
South Orange Village (Essex) Village Hall 101 South Orange Ave. South Orange, N.J. 07079 www.southorange.org	(973) 378-7715 ext 7725 (973) 761-4357 fax	5.5%	3+		
Spring Lake Heights (Monmouth) 555 Brighton Avenue Spring Lake Heights, NJ 07765	(732) 449-3500 (732) 449-8264 fax	4.75% if landlord pays heat 3.75% if tenant pays heat			
Springfield Twp. (Union)	(973) 912-2200				
Teaneck Township (Bergen) Boro Clerk teanecknjgov.org/townshipcode/rentcontrol	(201) 837-1600	2% if tenant pays heat 3% if landlord pays heat	3+	Vacancy Decontrol	
Trenton (Mercer) Blanca E. Valentin 319 East State Street Trenton, N.J. 08608	(609) 989-3512 (609) 989-3517	3.2%	1+	Vacancy Decontrol	5/1/97
Union City (Hudson) John Higgins 371 Palisades Ave., 2 nd floor Union City, N.J. 07087	(201) 348-5734		4+	Exemptions – owner-occupied 4, 5 & 6 unit dwellings	
Union Twp. (Union) Patricia Ruffolo 1976 Morris Avenue Union, NJ 07083 Uniontownship.com	(908) 353-1313	Call for Information	3+	Vacancy Decontrol	6/2002
Verona (Essex) Joyce Stewart Bloomfield Avenue Verona, N.J. 07044	(973) 857-4834	3.4 % based on CPI-W	3+	Vacancy Decontrol	

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Wall Twp. (Monmouth) Geoffrey S. Cramer, Esq. Wall Twp Mobile Home Rent Stabilization and Control Board Brielle Hills, P.O. Box 83 2640 Route 70, Building 4 Manasquan, NJ 08736 GSCramer@aol.com	(732) 528-9700 (732) 528-9771 fax	8% or percentage of CPI	Mobile Homes only	Vacancy Decontrol 1996
Wallington Boro (Bergen) Mr. Casmir Sondey Rent Leveling Board	(973) 777-0318	5% based on CPI	4+	1982
Washington Twp. (Gloucester) 523 Egg Harbor Road Sewell, N.J. 08080	(856) 589-0520	Based on CPI		
Washington Twp. (Mercer) 1117 Route 130 Robbinsville, N.J. 08691	(609) 259-7082 ext 125 (609) 259-0730 fax	Based on CPI	Mobile Homes only	12/03
Wayne Twp. (Passaic) John J. McKniff 475 Valley Roady Wayne, N.J. 07470	(973) 694-1900 ext 3254 (973) 872-9498	Based on CPI	4+	Vacancy Decontrol Exception – Mobile Homes 7/16/1980
Weehawken Twp. (Hudson) Theresa Greco	(201) 319-6024	4%	1+	Exception – 2 & 3 family owner occupied 2004
West Caldwell Twp. (Essex) Richard Hamilton	(973) 226-2303	Call for Information		
West Deptford (Gloucester) Raymond Sherman Grove & Crown Point Roads Thorofare, N.J. 08086	(609) 845-4004		Mobile Homes only	
West New York (Hudson) Yolanda Hernandez 428-60 th Street, Room 14 West New York, N.J 07093	(201) 295-5290 (201) 861-2797 fax	Based on CPI changes every month	2+	2 family owner-occupied

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West Orange Twp. (Essex) Steven G. Condon 66 Main Street West Orange, NJ 07052	(973) 325-4107 (973) 325-6359 fax	2% if tenant pays heat 3% if landlord pays heat	4+	Vacancy Decontrol
West Paterson (Passaic) Municipal Building 5 Brophy Lane West Paterson, New Jersey 07424	(973) 345-8100 ext. 100	Based on CPI	1+	2 family owner –occupied
Weymouth Twp. (Atlantic) Bonnie Yearsley, Clerk P.O. Box 50 Dorothy, N.J. 08317 byearsley@acmail.aclink.org	(609) 476-2633	Based on CPI		Applies to only one Sr. Citizen development over 55 years (modular homes)
Woodbridge Twp. (Middlesex) Donna Jago One Main Street Woodbridge, N.J. 07095	(732) 602-6039 (732) 602-6016 fax	5%	5+	Vacancy Decontrol
Woodland Park Boro (Passaic) Kevin V. Gallard Municipal Building 5 Brophy Lane Woodland Park, NJ 07424-2752	(973) 345-8100 x. 100	based on CPI At time of vacancy	3	Exemptions month-to-month tenancies and 2 family owner Owner occupied premises