

PUBLIC NOTICE TO VOTERS IN THE CITY OF ASBURY PARK IN THE COUNTY OF MONMOUTH

This notice is published pursuant to N.J.S.A. 19:12-7. A Special Municipal Election will be held on Tuesday, April 20, 2021, between the hours of 6:00 AM and 8:00 PM.

THE DEADLINE TO REGISTER TO VOTE FOR THE SPECIAL MUNICIPAL ELECTION WAS TUESDAY, MARCH 30, 2021.

VOTING REQUIREMENTS

To vote in Monmouth County, you must be a United States citizen, you will be 18 years of age by the next election, you will be a resident of the State and County 30 days before the election, and you are NOT currently serving a sentence, probation or parole because of a felony conviction. Registration deadline is 21 days before an election.

ATTENTION VOTERS WHO HAVE MOVED

If you are a registered voter in Monmouth County and have moved within the County, you should submit a change of address with the Commissioner of Registration, 300 Halls Mill Road, Freehold, NJ, 07728 phone #732-431-7780.

If you are a registered voter who has moved within the County, and you did not notify the County Commissioner of Registration of your new address, you will be permitted to vote at this election as follows: (1) Go to the polling place for the election district in which you reside on election day. (2) Tell the District Election Board Member that you are registered to vote but have moved within the County. (3) You will be permitted to vote by provisional ballot. You will need to provide your name, current and old addresses, date of birth and signature on the envelope provided with the ballot. You may call the Commissioner of Registration or your Municipal Clerk to determine your proper polling place location.

NOTE: HAVA (Help America Vote Act) REQUIREMENTS

First-time "Mail-in" registrants, voting in a Federal Election **MUST** provide **I.D.** before voting.

Under New Jersey law you have the right to vote in privacy, to have a reasonable amount of time to vote, to receive a replacement ballot if you spoil the first one, and to bring written material into the polling place for your personal use.

A "Voter's Bill of Rights" will be prominently displayed at your polling place. If you believe that your right to vote has been violated in any way, you should immediately notify your county Board of Elections or county Superintendent of Elections.

"Pursuant to provisions of the Voting Accessibility for the Elderly and Handicapped Act of 1984" (Public law 98-435), a telecommunication device for the deaf (TDD) is maintained at the Election Division, Department of State, Trenton, New Jersey.

Persons wishing to utilize this service to obtain general voter information may do so by dialing 1-800-292-0039 or Monmouth County Board of Elections at 732-431-7802 x7150.

AT THIS SPECIAL MUNICIPAL ELECTION, THE FOLLOWING PROPOSAL WILL BE VOTED UPON:

Public Question

Shall the Ordinance submitted by initiative petition be adopted so that, generally: rent increases on residential property may not exceed a set cap, a new Rent Leveling and Stabilization Board is created to oversee and approve legal rents and rent increases for residential properties within the City of Asbury Park, such Board will ensure residential rental dwellings are in compliance with relevant municipal safety and maintenance codes, and landlords may apply to such Board for increases in rent to cover building operating expenses or hardship?·

Interpretative Statement

This Ordinance proposes to amend the Asbury Park City Code to provide that, as of January 1, 2021: (1) with certain exceptions, existing non-owner-occupied residential dwellings and owner-occupied residential dwellings containing more than two (2) units will be subject to rent stabilization; (2) rent increases for such dwellings will be capped at the lesser of the Consumer Price Index increase for a certain twelve (12) month period prior to the proposed increase or four (4) percent; (3) the CPI base year to be employed is specified; (4) Asbury Park will create a Rent Leveling and Stabilization Board to oversee the execution of this ordinance whose duties will include setting legal rents and related surcharges and approving rent and related surcharge increases; (5) all landlords must register with the Rent Leveling and Stabilization Board and provide all of their current tenant, lease, and rent information; (6) any landlord seeking to increase rent or related surcharges must demonstrate that their property is in "substantial compliance"; (7) "substantial compliance" means that the property is free from all violations of state and local health and safety codes; (8) in certain circumstances a landlord may qualify for an increase in rent by demonstrating financial hardship, i.e. a "hardship increase"; (9) a landlord may only qualify for a hardship increase in rent if their property is in substantial compliance, they meet Asbury Park's registration requirements, and they notify tenants in writing of the hardship application; (10) in considering hardship rent increases, the Rent Leveling and Stabilization Board will consider the level, quality, and efficiency of service rendered by the landlord in maintaining and operating the building, whether the landlord made a reasonably prudent investment in purchasing the property, whether the operating expenses are reasonably incurred and the income statement is accurate, and any other factor that the Board finds relevant to considering whether an increase in rent is justified; (11) no dwelling subject to rent stabilization under this ordinance can be exempted or decontrolled due to a new vacancy; (12) any rent increase exceeding twenty percent (20%) in any one (1) year for any tenant will be considered unconscionable and will not be permitted. A "Yes" vote is a vote to approve the Ordinance. A "No" vote is a vote against the Ordinance.

This is to certify that the following is a true copy of the polling places in Monmouth County for the Special Municipal Election. All polling places are barrier free except where noted.

Municipality: ASBURY PARK CITY
DISTRICTS

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| 01 | MOUNT CARMEL CHURCH COMMUNITY CENTER, 1143 ASBURY AVE |
| 02 | MOUNT CARMEL CHURCH COMMUNITY CENTER, 1143 ASBURY AVE |
| 03 | SECOND BAPTIST CHURCH OF ASBURY PARK, 124 ATKINS AVE |
| 04 | MUNICIPAL BUILDING (COUNCIL CHAMBERS), 1 MUNICIPAL PLAZA |

05 MUNICIPAL BUILDING (COUNCIL CHAMBERS), 1 MUNICIPAL PLAZA
06 ASBURY PARK H S MEDIA CENTER, 1003 SUNSET AVE
07 ASBURY PARK TOWERS (RECREATION RM), 1701 OCEAN AVE
08 ASBURY PARK H S MEDIA CENTER, 1003 SUNSET AVE
09 MOUNT CARMEL CHURCH COMMUNITY CENTER, 1143 ASBURY AVE

Monmouth County Board of Elections

Ad reference date: (don't incl)