

Official Special Municipal Election Sample Ballot
City of Asbury Park



Mary DeSarno
 Superintendent of Elections
 300 Halls Mill Road
 Freehold, New Jersey 07728

RETURN SERVICE REQUESTED



Postmaster: Please deliver by April 17th

POLLING LOCATION

accessible polling location

Polls open 6:00 am to 8:00 pm

Attention Voters!

Familiarize yourself with this ballot and instructions. It will assist you in voting, and save time on election day.

IMPORTANT: All voters who can should vote early in the day and thus avoid the possibility of congestion and inconvenience to themselves and others near the polls.

Online versions of the Sample Ballot are available on the County Clerk's website:
www.monmouthcountyvotes.com/elections/sample-ballots/ and on the free Monmouth County Votes app available on your Apple or Android device.

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Melody Hartsgrove

Melody Hartsgrove, RMC/CMR
 Asbury Park City Clerk

Instructions for Voting

1. To vote on the Proposal, press the button to the right of the word "Yes" or "No." A green "X" will appear next to your selection.
2. To change a selection, press the button again. The green "X" will disappear and you may make a new selection.
3. After you have made your selection, press the **RED CAST VOTE BUTTON** located in the lower right corner. This electronically records your vote.
4. Part the curtains and exit the voting booth.

Before entering the machine, if you have any questions about voting, ask the District Board Worker.

Official Special Municipal Election

Tuesday, April 20, 2021, Monmouth County, New Jersey

City of Asbury Park

Public Question To Be Voted Upon

City of Asbury Park 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?

Interpretive 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.

Yes

No

Warning: Do not press the 'Cast Vote' button until you have made all desired selections.
Cast Vote Button