



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION



REGISTRATION NUMBER: 0714024547

BUILDINGS:	1 TO 1	BUILDING USE:	Multiple Dwelling
TOTAL NUMBER OF UNITS ON PROPERTY:	4	OWNERSHIP TYPE:	Limited Liability Company (LLC)
TOTAL NUMBER OF LEAD EXEMPT UNITS:	0	CERTIFICATE PRINTED ON:	2/25/2026
DATE OF TRANSFER OF OWNERSHIP:	5/27/2020	ORIGINAL CERTIFICATE ISSUED ON:	4/25/2025
CERTIFICATE EXPIRATION DATE:	4/25/2027		
PROPERTY MAIN ADDRESS:	154-156 DAYTON ST NEWARK CITY, ESSEX COUNTY		

PRIMARY PROPERTY OWNER LW DAYTON LLC C/O ISRAEL WIZNITZER P.O. BOX 677 MONTVALE, NJ 07645	AUTHORIZED AGENT ACRES PROPERTY MANAGEMENT C/O ACRES PROEPRTY MANAGEMENT LLC P.O. BOX 677 MONTVALE, NJ 07645
--	---

EMERGENCY REPAIR EXPENDITURE AUTHORIZER / AUTORIZADOR DE REPARACIONES DE EMERGENCIA ACRES PROPERTY MANAGEMENT LLC P.O. BOX 677 MONTVALE, NJ 07645 2017304400	MANAGER / GERENTE ACRES PROPERTY MANAGEMENT LLC P.O. BOX 677 MONTVALE, NJ 07645
MANAGER / GERENTE ACRES PROPERTY MANAGEMENT LLC P.O. BOX 677 MONTVALE, NJ 07645	OFFICER OR GENERAL PARTNER ISRAEL WIZNITZER P.O BOX 677 MONTVALE, NJ 07645
REGISTERED AGENT LW DAYTON LLC C/O ISRAEL WIZNITZER P.O. BOX 677 MONTVALE, NJ 07645	

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION AT THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THIS INFORMATION IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE. THE LAW ALSO REQUIRES OWNERS TO RECERTIFY THIS INFORMATION ANNUALLY BEFORE THE CERTIFICATE EXPIRATION DATE.

REGISTRATIONS AND RECERTIFICATIONS MAY BE SUBMITTED ONLINE AT THE DIVISION OF CODES AND STANDARDS WEBSITE (<https://www.nj.gov/dca/codes/>) UNDER THE DCA SERVICE PORTAL LINK. QUESTIONS MAY BE DIRECTED TO THE BUREAU OF HOUSING INSPECTION BY PHONE TO 609-633-6229 OR BY EMAIL TO BHIREGISTRATIONS@DCA.NJ.GOV.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1967, C. 76 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.



For social service assistance dial 2-1-1 or visit nj211.org
 Para asistencia social marcar 2-1-1 o visitor nj211.org.

Jacquelyn A. Suárez
 Commissioner, Community Affairs By:

Chief, Bureau of Housing Inspection
 Robert S. Austin
 Bureau of Housing Inspection