

**BOROUGH OF RIDGEFIELD**  
**BERGEN COUNTY, NEW JERSEY**

RENT LEVELING COMMISSION  
604 BROAD AVENUE  
RIDGEFIELD, NJ 07657



TELEPHONE  
201-943-5215 EXT. 446

RENT LEVELING COMMISSION

JANUARY 14, 2020

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:35 pm. Adequate notice published.

“This meeting is being held pursuant to the New Jersey Open Public Meetings Act, Chapter 231 of P.L. 1975. In addition, adequate Notice was published in the Bergen Record and posted in the Ridgefield Borough Hall.”

Pledge of allegiance

Roll call:

Charles Patrick – Present  
Jerry Ross – Present  
Frank Khoury – absent  
Minji Kim – absent  
Gail Winter – Present  
Yaacov Reich – Present  
Carter Corrison – Present  
Sarah Kim – Present  
Lauren Larkin - Present

Tenant alternate and home owner alternate needed for the commission.

Jerry Ross, Gail Winter, Charles Patrick and Yaacov Reich were sworn in by Carter Corrison, Esq.

Meetings will be the 2<sup>nd</sup> Tuesday of each month at the library at 7:30 pm. Joyce will talk to Linda Silvestri to have the meetings for this year published. Next meeting will be February 11.

Carter requested to close this meeting and open a new meeting.

Charles Patrick made a motion to adjourn the meeting. Gail Winter seconded the motion. The motion was carried unanimously.

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Jerry Ross called the meeting to order at 7:46 pm.

Election of officers:

Jerry Ross – Chairperson

Gail Winter – Vice Chairperson

No new correspondence – Contact information for all members will be collected and distributed.

Gail Winter made a motion to accept the minutes from the last meeting. Charles Patrick seconded the motion. The motion was carried unanimously.

Mayor Suarez stopped in to see if everyone was sworn in.

No new business.

The commission recognized Tracy Goldstein representing Ridgefield Gardens wherein two complaints were filed by his tenants, Isabelle Bravo, Jose Ochoa and Doug Hartwyk. A court reporter was present to record the part of the session with regard to Ridgefield Gardens.

Quorum consisted of two tenants with a conflict of interest so voting will be tabled for the next meeting.

Complaint #1 – (raised by Isabelle Bravo and Jose Ochoa) - \$100 month to month surcharge issue – the charge had been removed and at that time the commission felt there was no need to have a hearing. Tracy Goldstein confirmed that this surcharge was not paid by any tenants. Tracy Goldstein said there was no need for a hearing because there were no charges imposed. She never heard back from the board in that regard. Yaacov Reich agreed that he would absolutely return any money if it was paid by any tenant. Jerry Ross suggested we need a resolution and the only way to resolve this issue is by vote.

Gail Winter made a motion to carry vote to next meeting. Charles Patrick seconded the motion. The motion was carried unanimously.

Complaint #2 – (raised by Doug Hartwyk) - Capital improvement charge after property was sold to new owners. Tracy Goldstein had the copy of the court resolution regarding this issue. February 16, 2000 judgment was circulated wherein it states that the charges will stay in effect with the new property owners if property is sold. New owner acquired title in August 2019. Capital improvement charge runs with the land. Language in ordinance addresses capital improvement – talks about the life of the improvement. September 8, 2009 resolution of Rent Leveling Commission – page 23, subsection F shows monthly surcharge per unit. Subsection G, payments go until September 1, 2049. Position is these charges are authorized and run with the land.

Carter will review and give an opinion at the next meeting. All tenants have been paying the charges and there are no actions for eviction.

Gail Winter made a motion to carry vote to next meeting. Charles Patrick seconded the motion. The motion was carried unanimously.

Tracy Goldstein requested that tenants withdraw their complaints so she does not have to appear again, and if she does need to appear that we can confirm that there will be a quorum for next meeting. Carter Corriston cannot confirm this until next month.

Board will reach out to the tenants to see if they want to pursue the complaints and that they have the option to withdraw their complaints.

Gail Winter made a motion was made to open meeting to the public. Charles Patrick second the motion. The motion was carried unanimously.

Charles Patrick made a motion to close the public session. Gail Winter second the motion. The motion was carried unanimously.

Charles Patrick made a motion to adjourn the meeting. Gail Winter second the motion. The motion was carried unanimously.

Meeting was adjourned at 8:15 pm

Respectfully submitted,

Joyce Schultz, Secretary  
January 14, 2020