

# 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

FEBRUARY 11, 2020

### MINUTES OF THE MEETING

Gail Winter called the meeting to order at 7:30 pm. Adequate notice published.

#### **Pledge of allegiance**

“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.”

#### **Roll call:**

Charles Patrick – Present  
Jerry Ross – Absent  
Frank Khoury – Present  
Minji Kim – Absent  
Gail Winter – Present  
Yaacov Reich – Present  
Anna Guacci - Present  
John Bruno, Esq. (for John Ferraro, Esq.) – Present  
Sarah Kim – Present  
Lauren Larkin – Present  
Joyce Schultz - Present

Anna Guacci has been appointed as tenant alternate. Homeowner alternate needed for the commission.

Motion was made by Charles Patrick to approve the January 2020 minutes as written. Anna Guacci seconded the motion.

#### **No new correspondence**

## **Old business**

- Bravo and Ochoa were sent a letter via certified mail regarding the \$100 surcharge and the outcome of this dispute at the January 2020 meeting. They were invited to attend tonight's meeting to voice any further concerns.
- Doug Hartwyk was sent a letter via certified mail regarding his hearing request on the capital improvement charges. He was invited to attend tonight's meeting to voice any further concerns.

## **New business**

- Dennis Carroll has requested a hearing based on the demand by the landlord to sign a new lease that is not in compliance with the Rent Control Ordinance 322-11, Standards of Service. Joyce will send a letter to Dennis advising of the hearing at the next monthly meeting.

Charles Patrick made a motion to open meeting to the public. Anna Guacci seconded the motion. The motion was carried unanimously.

- Doug Hartwyk asked if the hearings will be heard tonight. John Bruno, Esq. suggested that we postpone the hearings until the next monthly meeting since he is filling in for the new board attorney, John Ferraro. Doug advised that he did not receive the letter sent to him, and Joyce will check the mail to see if the return receipt card came back. Joyce verbally advised Doug of the date for the next meeting at which time he will have his hearing. She will send a letter to Doug as well.
- Sean Shilinsky thanked Sarah Kim for her time before the meeting as the tenant advocate lawyer. He welcomed John Bruno, Esq. and appreciated that someone of his stature was here with us tonight. There are some very positive changes in the board and he would like to wipe the slate clean and for all to take an interest with what is going on and why the tenants are here. He understands there are some issues not in the scope of the RLC, but there are issues with the landlord at Shaler Properties. There was a \$100 surcharge that was rescinded and then more tenants received the surcharge and it was said to be a software glitch. There needs to be a checks and balances to ensure that anyone that received this surcharge was refunded. There is also an issue with the security deposits wherein landlord requested that tenants fill out a W-9 form before they could receive any information on their security deposits. It has not been clarified if this is a requirement under the law. Also by January 31, tenants are supposed to receive their accrued interest from the landlord and it is believed that this has not happened. He is fully confident that once the law is looked into, the board will find that the landlord is not abiding by the law. Leases are being disseminated in a way where there are changes in the lease that were not given separately and the timing is a few days prior to the lease expiring. Also want to know if the capital surcharge expires, who handles stopping the surcharges? One of the surcharges will be completed in the next 6-7 years. Looking for this board to handle these issues in 2020.

John Bruno, Esq. stated that landlord is not to take any action against tenants who have upcoming hearings until the issue is resolved by the board.

Frank Khoury made a motion to close the public session. Charles Patrick seconded the motion. The motion was carried unanimously.

Anna Guacci and Frank Khoury were sworn in by John Bruno, Esq.

For the record, there is a quorum.

Charles Patrick made a motion to adjourn the meeting. Yacoov Reich seconded the motion. The motion was carried unanimously.

Meeting was adjourned at 7:45 pm

Respectfully submitted,

Joyce Schultz, Secretary  
February 12, 2020