

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

AUGUST 13, 2020

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:33 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.

For the tenants:	Jerry Ross - Present
	Gail Winter – Present
For the tenants (alternate):	Anna Guacci – Present
For the homeowners:	Minji Kim – Resigned
For the landlords:	Charles Patrick - Present
	Frank Khoury - Present
For the landlords (alternate):	Yaacov Reich - Present
Tenant Advocate	Sarah Kim - Present
Board attorney	John Ferraro - Present
Board council representative	Lauren Larkin - Present
Board secretary	Joyce Schultz - Present

Joyce needs to add signature block to March 2020 minutes. Gail requested updated copy of Rent Leveling Ordinance. Motion made by Charles Patrick to accept the March 2020 minutes as written. Gail Winter seconded the motion.

New Correspondence

- We received an email from Dennis Carroll withdrawing his complaint. His hearing is canceled.

New business

- Discuss rental increases for tenants living in two family homes that are not landlord occupied. This is being tabled for future discussion.
- Gail made a motion to table the discussion for the next meeting. Charles Patrick seconded the motion.

Jerry Ross opened the meeting to public.

Sean Shilinsky touched on the issue with the two-family homes that are not owner occupied. People come to Ridgefield because it's a great town to live in. They come to raise their family here and then they receive an increase that is above and beyond what they can afford. The Landlord has the right to make a profit, but he believes that there should be basic protection in place for these tenants.

Sean spoke regarding Dennis Carroll's issue where there are new landlords for his property, and he received a new lease which was very long. The landlord did not give a detailed description of what the changes in the lease were. There is still an outstanding issue of security deposits which still has not been verified. Tenants don't know where their security deposits are after handing in the W-9 form multiple times to the rental office. Tenants have had security interest deducted from their rent because they did not comply fast enough to the landlord with the W-9. Had the landlord sent the forms out earlier rather than later, we wouldn't be at this juncture.

There is also an issue with the garbage at the Shaler Gardens and Hillside Village which they thought was fixed on July 15 when they met with Ray Ramirez, John Hoffman, Yacoov Reich, and a maintenance man. They want this fixed right away because it does pose very unsanitary conditions for the tenants.

Gail Winter made a motion to close the public portion of meeting. Charles Patrick seconded the motion.

Next meeting date is September 17, 2020 at 7:30 pm at the Ridgefield Community Center.

Gail Winter made a motion to close the meeting. All were in favor.

Respectfully submitted,

Joyce Schultz
August 27, 2020