

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

SEPTEMBER 17, 2020

MINUTES OF THE MEETING

Jerry Ross 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

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

Motion made by Gail Winter to accept the August 2020 minutes as written. Charles Patrick seconded the motion. All were in favor.

New Correspondence – no new correspondence.

Old business

Mayor and council passed the resolution that a dwelling is considered any rental property that is not landlord occupied to fall under the rent leveling ordinance. This was effective as of September 15. The ordinance itself will not be rewritten until December 2020.

Once the governor declares that the pandemic is over, rent cannot be increased for two months thereafter. This is the same for evictions.

New business – no new business.

Gail Winter made a motion to open the public portion of the meeting. Charles Patrick seconded the motion. All were in favor.

Sean Shilinsky asked Lauren Larkin to get the actual ordinance or resolution that Mayor Suarez passed that there were to be no rental increases during the pandemic. This would apply to everyone that falls within the new “dwelling” definition.

Sean gave an update that the garbage situation at Shaler Properties has gotten better. Cameras are going to be installed soon.

There are three issues that still need to be resolved.

1. Security deposit – tenants have not received any bank statements showing where their security deposits are.
2. Name of landlord – tenants at the apartments have the right to know exactly who their landlord is.
3. Verizon FIOS - Shaler/Hillside Village apartments tenants do not have the consumer choice of selecting FIOS for their cable television. They are only allowed to use Spectrum. Landlord is prohibiting Verizon FIOS to come in to service the tenants. This comes down to a consumer rights issue for the tenants.

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

Next meeting date is October 15, 2020 at 7:30 pm at the Ridgefield Community Center.

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

Respectfully submitted,

Joyce Schultz
October 1, 2020