

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

OCTOBER 15, 2020

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:37 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 – Absent |
| For the homeowners: | [open] |
| 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 |

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

New Correspondence – no new correspondence.

Old business – no old business

New business – Hearing request by Cynthia Aybar.

Cynthia Aybar sent in documentation showing she was being subjected to a large rental increase of \$250 and then another \$250 next year.

Landlord does not live in her building, nor does he live in Ridgefield. He said he was going to move back in order to evict her, but notified her if she paid the increase, she can stay there. There is a NJ executive order that says you cannot be evicted for non-payment of rent during the pandemic plus two months after the executive order is lifted by the governor.

John Ferraro advised the correct form of action is to advise the landlord of the new ordinance of no rental increases. If he wants to proceed with the increase, we will need to have a hearing. As the attorney for the Rent Leveling Commission, John will write a letter to the landlord.

Jerry asked Yaacov if he is aware that one of the tenants was given a rental increase. Yaacov will look into whether any tenants received an increase.

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

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 November 12, 2020 at 7:30 pm at the Ridgefield Community Center.

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

Respectfully submitted,

Joyce Schultz
November 2, 2020