

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 28, 2021

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:	John Binetti - Present
For the landlords:	Charles Patrick - Present
	Frank Khoury - Present
For the landlords (alternate):	Yaacov Reich - Present
Tenant Advocate	TBD
Board attorney	John Ferraro - Present
Board council representative	Lauren Larkin - Present
Board secretary	Joyce Schultz - Present

Swearing in for members – Mayor Anthony Suarez joined the meeting to swear in all members for 2021

Officer elections – Elections were held via roll call.

Jerry Ross – Chairperson

Gail Winter – Vice Chairperson

Frank Khoury expressed his objection regarding the fact that Jerry and Gail are both tenants. Attorney John Ferraro advised Frank Khoury that he can attend a Mayor and Council meeting to address this and request that a change be made in the ordinance. Frank Khoury stated he didn't think the election of officers was illegal, just unfair.

Minutes - Gail made a motion to accept the October 2020 minutes. All were in favor. Minutes were accepted.

New Correspondence – no new correspondence.

Old business – no old business.

New business – We will continue having meetings on the 2nd Thursday of each month. We will start the meetings at 7:00 pm while we are still having virtual meetings on Zoom. Notice will be posted with the time change.

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

There were no members of the public on the call.

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

Next virtual meeting date is Thursday, February 11, 2021 at 7:00 pm on Zoom.

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

Gail Winter made a motion to reopen the meeting. John Binetti seconded the motion. All were in favor.

Meeting was re-opened because Sean Shilinsky wanted to speak but had some technical difficulties with the Zoom session.

Sean Shilinsky, 764 Abbott Avenue, Ridgefield, New Jersey. Expressed that he is very happy with the group that has been appointed this year and last year. Dramatic change in attentiveness and professionalism of the board and wants to congratulate us on the work we are doing. Sean, Yacoov, other managers of the garden apartment complex, attorneys, Mayor Suarez and Attorney Steve Pellino had a fruitful meeting a few weeks ago and hopes that they can make progress. The only issue remaining is the issue with the security deposit.

Mayor Suarez thanked the members and attorney of the board for their work. He is happy that things are progressing with the garden apartments and hopes to see more positive things in the future.

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

Frank Khoury made a motion to close the meeting. Charles Patrick seconded the motion. All were in favor.

Respectfully submitted,

Joyce Schultz
February 10, 2021