

# 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

MARCH 11, 2021

### MINUTES OF THE MEETING

Gail Winter called the meeting to order at 7:00 pm via Zoom meeting. 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 - Absent
	Gail Winter – Present
For the tenants (alternate):	Anna Guacci – Absent
For the homeowners:	John Binetti – Present
For the homeowners (alternate):	Paul Griffin - Absent
For the landlords:	Charles Patrick - Present
	Frank Khoury - Absent
For the landlords (alternate):	Yaacov Reich - Absent
Tenant Advocate	Anthony Suarez, Esq. - Absent
Board attorney	John Ferraro - Present
Board council representative	Lauren Larkin - Present
Board secretary	Joyce Schultz - Present

**Minutes** - Charles made a motion to accept the February 2021 minutes. John seconded the motion. All were in favor. Minutes were accepted.

**New Correspondence** – no new correspondence.

**Old business** – no old business.

**New business** – no new business.

Open meeting to the public – Charles made a motion to open the meeting to the public. John seconded the motion.

Sean Shilinsky, 764 Abbott Avenue, Ridgefield, New Jersey. At the last meeting we spoke about registration of the leases (rental increases). To the best of Sean’s knowledge, it has been lagging behind. Section 322-6 of the Rent Control Ordinance, Section G, outlines what the landlord is supposed to do with registration of the rental increases. New tenants are receiving rental increases. Rent is increased from previous tenants’ rent. Landlord cannot move rent to market value. It is detailed in the rent ordinance. For every single new tenant that is moving in, the lease should be sent to the borough and rent leveling commission. Joyce will request a list of the Certificate of Occupancy (“CO”) for all rentals from August 13, 2019 through March 2021 to make sure everything is registered. John Ferraro suggested that moving forward we require a copy of the lease to be submitted at the same time as the CO. If the lease is not submitted, the CO will not be released. Once Joyce obtains the list, we will make a request for copies of the leases that correspond with the list.

Close public portion of the meeting – Charles made a motion to close the public portion of the meeting. John seconded the motion. All were in favor.

Next meeting is April 8, 2021 at 7:00 pm via Zoom link.

Lauren advised that the Mayor & Council will have their first in-person meeting on April 26. In May, other committees can start in-person meetings.

Close meeting – Charles made a motion to close the meeting at 7:35 pm. John seconded the motion. All were in favor.

Respectfully submitted,

Joyce Schultz  
April 5, 2021