

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

MAY 20, 2021

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:33 pm. Adequate notice was 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:	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 - Present
Tenant Advocate	Anthony Suarez, Esq. - Absent
Board attorney	John Ferraro - Present
Board council representative	Lauren Larkin - Present
Board secretary	Joyce Schultz - Present

Minutes - Gail made a motion to accept the March 2021 minutes. Charles seconded the motion. All were in favor. Minutes were accepted.

John Ferraro wanted to clarify that the nature of the discussion regarding the vacancy equalization discussion was regarding townwide properties under the rent control ordinance and not specifying/isolating any one certain property.

New Correspondence

Received an email from Yaacov requesting questionnaire mentioned in Section 322-16B

“At the time the landlord returns to any tenant vacating the premises that tenant’s security or the balance of said security, he shall include with such notice and payment a notice to the tenant, on a form approved by the Mayor and Council, requesting the tenant to advise the Rent Leveling Board of the reasons why he vacated the apartment. The landlord shall also include at that time and shall forward to the vacating tenant a questionnaire prepared by the Rent Leveling Board, together with a stamped and addressed envelope for the return of said questionnaire to the Rent Leveling Board, care of Borough Hall, Ridgefield, New Jersey 07657.”

Joyce spoke to Jerry and Linda Silvestri who were both unaware of any such questionnaire. Yaacov said there are two forms – one is the questionnaire, and the other is the form. John Ferraro will draw up some forms for review by the Rent Leveling Board and then presented to the Mayor and Council for approval.

Old business – No old business

New business

We requested that Mayor Suarez mention the moratorium on rental increases during the pandemic on the telephone broadcasts that he sends out related to COVID-19 updates. There are more units that are now under the rent control ordinance since September so it is important that this is mentioned.

Lauren Larkin provided a list of all non-landlord occupied properties in Ridgefield. There are a few hundred units. We will hold on to the list and decide what to do with it.

There were three separate attempts by landlords to raise the rent for tenants under the rent control ordinance that were brought to Joyce’s attention. Joyce and Jerry have consulted with John Ferraro and passed on the information to be handled as the situations arise. John Ferraro will forward the correspondence to Joyce and she will pass along to the rest of the board.

Open meeting to the public – All were in favor to open the meeting to the public.

Sean Shilinsky, 764 Abbott Avenue, Ridgefield, New Jersey. Sean believes there are units that were not registered under the Vacancy Equalization Act. Sean plans to go to borough hall to look at every new lease from August 13 until current. We need to make sure that rents are being appropriately raised. Landlords are only required to provide the landlord registration statement which lists the rental increase. There is nothing in the code that the Certificate of Occupancy will not be issued if a registration is not filed. This was a suggestion that we could bring to the Mayor and Council to include in the ordinance.

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

Next meeting is June 10, 2021 at 7:30 pm.

Close meeting – Charles made a motion to close the meeting at 8:35 pm. Gail seconded the motion. All were in favor.

Respectfully submitted,

Joyce Schultz
June 6, 2021