

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

DECEMBER 9, 2021

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:05 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 – Absent
For the homeowners:	John Binetti – Present
For the homeowners (alternate):	Scott Russo - Present
For the landlords:	Charles Patrick - Absent
	Frank Khoury - Absent
For the landlords (alternate):	Joey Kerzner - Present
Tenant Advocate	Anthony Suarez, Esq. - Absent
Board attorney	John Ferraro - Present
Board council representative	Lauren Larkin - Absent
Board secretary	Joyce Schultz - Present

Joey Kerzner and Scott Russo were sworn in by John Ferraro as new members.

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

New Correspondence – no correspondence

Old business – no old business

New business – Tenant issue at 667A Bruce Street was discussed. The issue in the apartment is caused by the clutter by the tenant in the upstairs unit. Jerry explained to Joey the process for handling issue with tenant. Joey says the issues are fixed the same or next day when complaint comes in. Joey is trying to put a rush in court to get the issue resolved with the upstairs tenant. John advised that the tenant should retain private counsel/legal services and make a complaint under Section 3.22-11. Joey is going to look into moving the downstairs tenant into another apartment. The downstairs tenants are aware that this issue with the tenant upstairs is in litigation.

End of year comments

Lauren spoke and thanked the commission for everything accomplished in 2021.

Jerry mentioned once the pandemic is over, rent increases will go into effect. The increases cannot exceed 2.5% for tenants that pay their heat and 3.5% for tenants that do not pay their heat. These percentages are based on the calculation that landlord must use when determining the rental increases

Open meeting to the public – Gail made a motion to open the meeting to the public. Jerry seconded the motion.

Sean Shilinsky, 764 Abbott Avenue, Ridgefield, NJ – Sean mentioned he sent Joyce an email requesting a copy of the notice to property owners which included the calculation for rental increases. Joyce did not receive the email, but has since sent the copy of the notice to Sean. Sean discussed that all properties need to be filed with the borough and that there should be checks and balances. Joyce checks all leases that are sent in, unfortunately we do not have the resources to check that every property in Ridgefield is filed. We expect tenants to come forward before the board if there are issues with their increases.

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

Next meeting is February 10, 2022 at 7:00 pm via Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87631678667>

Meeting ID: 876 3167 8667

+19292056099,,87631678667# US (New York)

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

Respectfully submitted,

Joyce Schultz
January 17, 2022