

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 10, 2022

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:02 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):	Scott Russo - Present
For the landlords:	vacant
For the landlords (alternate):	Joey Kerzner - 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 December 2021 and February 2022 minutes. John seconded the motion. All were in favor. Minutes were accepted.

New Correspondence – Email from tenant, Zahieh Taha – John Ferraro handled this situation with the landlord. Added to agenda for documentation purposes. John reached out to the landlord but could not get in touch with them. He spoke to the tenant and advised that they should contact legal services. She was also given the option to have a hearing before our board. Tenant was going back to landlord to discuss, and John has not heard back.

Email from Ida Villa – Tenant had an increase in October and now landlord is requesting a large increase due to a tax increase and renovations he is making on the apartment. He is trying to increase the rent by \$525. 432 Broad Avenue on top of business. Current rent is \$1350. Since this is a residential unit, this falls under the Rent Leveling Board umbrella. John Ferraro confirmed this apartment is under rent control. Landlord should not have increased the rent under the emergency COVID ordinance. Landlord was sent a letter with the property tax statement explaining the ordinance on no rental increases. John will reach out to the landlord to discuss.

Old business – Lauren and Anthony to find new landlords for the board.

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

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.

Sean Shilinsky, 764 Abbott Avenue, Ridgefield, NJ – asked if tenant advocate is at tonight's meeting. Board needs to be fulfilled with landlord. According to 322-3 (b) of rent control ordinance states that if we cannot get a specific landlord, the mayor and council can appoint a citizen to allow board to function. He feels that the meeting should have been at the community center and hopes in April that it is going to be. He has a number of complaints and hearings that are coming forth.

Dennis Carroll discussed that there was an issue with his health and he had someone move him out of his apartment. Once recovered, he was told by the landlord that he was not eligible for another apartment. Dennis has an issue with his security deposit which does not fall under the jurisdiction of rent leveling board. John suggested he reach out to legal services. Dennis wanted to know if the board can have a hearing for him since he is no longer a tenant in Ridgefield. Dennis was advised to submit a formal complaint form and email it to Joyce.

Next meeting is April 14, 2022 at the Community Center.

Close meeting – Gail made a motion to close the meeting at 7:45 pm. John seconded the motion. All were in favor.

Respectfully submitted,

Joyce Schultz
April 13, 2022