

**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

JUNE 7, 2022

MINUTES OF THE MEETING

Jerry Ross called the meeting to order at 7:00 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 - Absent
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 - Absent
Board secretary	Joyce Schultz - Present

**Minutes** - Gail made a motion to accept the March 2022 minutes. John seconded the motion. All were in favor. Minutes were accepted.

**New Correspondence – no new correspondence.**

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

The COVID-19 state of emergency has not been lifted. The moratorium for no rental increases will continue until the governor declares that the pandemic is over. Once the governor declares

the pandemic over, rental increases will go into effect 60 days from that date. This board does not take a position on the moratorium, but rather only enforces the moratorium as the Mayor & Council have ordered.

Ida Villa – Joyce to reach out to Ida to encourage her to seek legal services for assistance with her landlord so she does not need to leave her apartment.

Rental increases – Maple Gardens tenant was given a rental increase. John Ferraro will reach out to the landlord to let them know that they cannot increase the rent at this time.

Renters insurance – Tenants at the garden apartments received a notice regarding the requirement for renter's insurance. John Ferraro confirmed the fee associated with renter's insurance would be considered part of the rental increase when the increases are permitted. Joey K. will consult with his attorney.

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

Regina Pesos, 597B Shaler Boulevard confirmed a question with Joey K. regarding the renter's insurance.

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

Next meeting is August 11, 2022 at the Community Center.

**Close meeting** – Gail made a motion to close the meeting at 7:25 pm. John seconded the motion. All were in favor.

Respectfully submitted,

Joyce Schultz  
June 29, 2022