



TOWNSHIP OF NUTLEY

RENT LEVELING BOARD
NUTLEY, NEW JERSEY 07110



Nutley Rent Leveling Board

Meeting Minutes: April 11, 2019
Meeting Place: Conference Room Town Hall
Meeting Called to order: 4:05 PM

Proper notice of the meeting was given in compliance with the Open Public Meetings Act.

Roll Call

Present:

Patricia Williams
Dr. Gerard Parisi
Joseph Hannon
Jason Kirk

James Kuchta
Lori Monaco
Marilyn Del Plato
Rosanna Tangorra

Absent:

Alan Budd
Anthony Palmeri

Karen O'Malley

1. The Minutes of the March 14, 2019 meeting were approved.
2. Two rent issues were discussed. Mr. Hanon sited, as guidance, a prior ruling by the Board which was memorialized by Mr. Gizzo.
 - 221 Harrison Street – it was concluded that, if there is only one lease and that a single payment is made to include the apartment and garage, then the allowable percentage applies to the total payment. The tenant will be contacted to confirm.
 - 510 Franklin Ave. – two aspects of this apartment were discussed. The first was found in favor of the tenant. It was concluded that an “administrative” fee is part of the rent and must be included when calculating the allowable increase. A second aspect of the increase was discussed – is 510 Franklin avenue exempt from the Code under the State statute, due to the new construction provision? This point will be reviewed and the landlord made aware of the situation.
3. With respect to including both two and three unit apartment buildings under the Township Code for reporting purposes only, Mr. Hannon stated that a draft of a possible ordinance was given to Mr. Genitempo, the Township attorney.
4. The 2018 rent rosters were discussed. Jason stated 108 out of 134 rent rosters have been received and that letters will be sent to the landlords who are not in compliance.
5. Board members were reminded that the 2019 Financial Disclosure Statements are due by April 30, 2019

The meeting adjourned at 4:40 PM