

**BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY
RENT LEVELING BOARD
MINUTES – FEBRUARY 11, 2013**

Flag Salute

SUNSHINE LAW: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this Rent Leveling Board meeting of the Borough of Dumont having been sent to *The Record*, the *Ridgewood News*, and posted on the Borough website and in the Borough Hall.

ROLL CALL: Terre Considine, Albert Taxter, Joseph Woska, Irwin Buchheister, Coleman Szely-present, Lillian DeCristofaro, Judy Parker-absent.

Also present at the meeting was Kathy Schaefer, Rent Leveling Board Secretary.

Copies of the October 15, 2012 minutes were sent to the board members prior to the meeting.

Motion to approve the October 15, 2012 minutes: Mr. Szely

Second: Mr. Woska

Mr. Taxter: Abstain

All in favor: Aye

Copies of Ms. Cho's invoices dated 11/5/2012, 12/28/2012 and 1/30/13 were sent to the board members prior to the meeting.

Motion to approve the invoices received from Ms. Cho, dated 11/5/2012, 12/28/2012 and 1/30/13: Mr. Taxter

Second: Mr. Buchheister

All in favor: Aye

Review of RFQ submitted for 2013 Rent Leveling Board Attorney:

Only one RFQ was submitted to the Rent Leveling Board for its review. It was agreed by the members of the Board that they would rather look at multiple RFQs rather than just one. The RFQ that was received would be tabled.

Copies of Resolution 13-01 Authorizing Fair and Open Process for Legal Notice for Request for Qualifications for Rent Leveling Board Attorney for the year 2013 were sent to all board members prior to the meeting.

Motion to approve Resolution 13-01: Mr. Taxter

Second: Mr. Woska

All in favor: Aye

Ms. Considine advised that at the January 2, 2013 Mayor and Council Reorganization Meeting, Judy Parker and Al Taxter were reappointed to the Rent Leveling Board. The Board Secretary also advised that Councilman Matthew Hayes was reappointed as Council Liaison for the Rent Leveling Board.

Ms. Considine asked if everybody was aware that the CPI percentage to be used in determining rent increases for the period January 16 through June 30, 2013 is 1.7%.

Ms. Parker arrived at 7:20pm.

Ms. Parker questioned as to who has to comply with the above percentage. Ms. Schaefer advised apartment complexes and two or more family homes, except for those two family homes where one of the apartments is owner occupied. She asked if someone owned a one family home and rented it out would they have to comply with the CPI. The answer is no. Ms. Schaefer advised that she would recheck the ordinance.

Correspondence, including the resolution passed by the Joint Land Use Board regarding Dumont Terrace Apartments, was sent to members of the Board prior to the meeting. Copies of Joint Land Use Board minutes for September and November 2011 were distributed at the meeting. Ms. Parker asked how was this brought to us, has anyone complained yet? The subject had come up at a previous Rent Leveling Board meeting that if the landlord tries to pass on his capital expenditures as rent increases to the tenants, what would happen? Councilman Hayes had requested a copy of the Joint Land Use Board resolution and forwarded a copy to Ms. Cho for her opinion. Ms. Considine advised that the resolution does not mention rent increases. Ms. Cho, in her correspondence regarding the resolution, stipulates very clearly that the process that would be required for the owners of the property to even consider doing that would have to bring to the town of Dumont a request to do so. They cannot just start charging for the parking spaces. This discussion was based only on conjecture by members of the Rent Leveling Board.

Councilman Hayes arrived at 7:35pm.

Motion to adjourn the meeting: Mr. Woska

Second: Ms. Parker

All in favor: Aye

Meeting adjourned at 7:40pm. The next meeting of the Rent Leveling Board is scheduled for April 8, 2013.

Minutes submitted by:

Kathy Schaefer
Board Secretary