

**BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY
RENT LEVELING BOARD MINUTES
JUNE 14, 2010**

The meeting was called to order at 7:06 pm by Chairman Michael Falcone.

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 *Press Journal* and posted on the Borough website and in the Borough Hall on February 1, 2010.

ROLL CALL: Michael Falcone, Judy Parker, Albert Taxter, Lillian DeCristofaro – present; Irwin Buchheister, Coleman Szely and Lillian Elliott-absent.

Also in attendance was Monica Cho, Rent Leveling Board Attorney and Kathy Schaefer, Rent Leveling Board Secretary.

Motion to approve minutes of the April 12, 2010 minutes: Ms Parker
Second: Mr. Taxter
Ms. DeCristofaro-abstain
All in favor: Aye
Motion passed.

Motion to approve the May and June, 2010 invoices from Bhalla and Cho: Mr. Taxter
Second: Ms. Parker
All in favor: Aye
Motion passed.

Revised Rent Control Ordinance

At its April 28, 2010 Ordinance Committee meeting, the Ordinance Committee reviewed the latest revisions to the ordinance and Councilman Manna suggested the following additions be made to the Ordinance:

Page 2, Paragraph B, first line, The term of office, as designated by the Mayor with consent of the Borough Council, and
Page 5, Section 322-9, third line, or on the Borough website at www.dumontnj.gov

The revisions were sent to the Board Attorney to incorporate into the Rent Control Ordinance. The revised Ordinance was forwarded to members of the Rent Leveling Board prior to the meeting for their review.

Motion to approve the revisions as noted above: Mr. Taxter
Second: Ms. Parker
All in favor: Aye
Motion passed.

Ms. DeCristofaro asked when the ordinance would take place. Ms. Schaefer advised that the above revisions would be sent to the Ordinance Committee and if revisions are accepted, the ordinance would then be passed onto the Mayor and Council. The first reading would not take place until the July meeting and then it would have to go for a second reading in August. She questioned if passed in August, what CPI would be using. According to the ordinance, the CPI shall be established on a bi-annual basis, on January 1st and July 1 of each calendar year, so in August, it would be based on the average of the previous six months from January 1 through June 30. Ms. Cho advised that this does not affect the date a lease is up for renewal; renewal of a lease can occur in any month.

The next scheduled meeting for the Rent Leveling Board is August 9, 2010.

Motion to adjourn the meeting: Mr. Taxter
Second: Ms. Parker
All in favor: Aye
Motion passed.

Minutes submitted by:

Kathy Schaefer
Rent Leveling Board Secretary