

**BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY  
RENT LEVELING BOARD MEETING  
OCTOBER 24, 2011 MINUTES**

Meeting called to order by Co-Chairperson Judy Parker at 7:02pm.

**Flag Salute:**

**STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT  
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 December 17, 2010.

**ROLL CALL:** Judy Parker, Albert Taxter, Irwin Buchheister, Lillian DeCristofaro, Coleman Szely-present

Also present at the meeting was Monica Cho, Board Attorney; Marty Caspare, Council Liaison to the Rent Leveling Board and Kathy Schaefer, Board Secretary.

Copies of the minutes of the April 11, 2011 meeting were forwarded to the board members prior to the meeting.

Motion to approve the minutes of April 11, 2011: Mr. Taxter

Second: Mr. Szely

All in favor: Aye

Copies of Resolution 11-02 Establishing Meeting Schedule for 2012 were forwarded to the board members prior to the meeting.

Motion to approve Resolution 11-02 Establishing Meeting Schedule for 2012: Mr. Taxter

Second: Ms. DeCristofaro

All in favor: Aye

Copies of Resolution 11-03 Authorizing Fair and Open Process for Legal Notice for Request for Qualifications for Rent Leveling Board Attorney forwarded to the members of the board prior to the meeting.

Motion to approve Resolution 11-03 Authorizing Fair and Open Process for Legal Notice for Request for Qualifications for Rent Leveling Board Attorney: Mr. Buchheister

Second: Ms. DeCristofaro

All in favor: Aye

Copies of the Criteria for Submission of Qualifications were forwarded to the members of the board prior to the meeting.

Motion to approve the Criteria for Submission of Qualifications: Mr. Taxter

Second: Mr. Szely

All in favor: Aye

**Other Business/Communications:**

None

Motion to open the meeting to the public: Ms. Parker

Joseph Pupino, Merritt Gardens: Mr. Pupino stated that he was a tenant at Merritt Gardens and had his lease with him. He wanted to ask the attorney who determines what the percentage is that his landlord is entitled to increase his rent. Ms. Cho advised that is determined by the CPI and the Rent Leveling Board will post it on the website. She stated there is only a certain percentage it can go up each year as long as this is a rent controlled property. Mr. Pupino asked if that applied to garages also. Ms. Cho advised that she did not think there was any mention of garages in the Rent Level Board ordinance and was under the impression that the ordinance only applies to apartments, not the garages. Ms. Schaefer advised that during a conversation with Steve Cavadias, Municipal Code Enforcement Officer, he stated that garages are not covered under the Rent Level ordinance. Ms. Cho stated that typically the Rent Level Ordinance refers to your apartment and right here on your notice of rental increase, it says a separate amount for your apartment and a separate amount for the garage, and he would have to look at his original lease to see if it has always been set up like that. Mr. Pupino stated that it has always been like that on the documents he has. Ms. Cho stated that your garage is separate and apart and your apartment lease is what can be raised 2.4%.

Motion to Adjourn: Ms. DeCristofaro

Second: Mr. Buchheister

All in favor: Aye

Motion passed.

Meeting was adjourned at 7:30pm. The next meeting of the Rent Leveling Board is scheduled for December 12, 2011.

Minutes respectfully submitted by:

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Kathy Schaefer, Rent Leveling Board Secretary