



**2022
BOROUGH OF DUMONT
ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
GORMAN	✓			
HARVILLA	✓			
NOVOA	✓			
ROSSILLO	✓			
RUSSELL	✓			
STEWART	✓			
MAYOR LaBRUNO				
TOTALS	6			

Ordinance No. 1597

Date: March 8, 2022

Page: 1 of 3

Subject: Rent Leveling Board

Purpose: Amend Chapter 322-2

Dollar Amount: _____

Prepared By: Marc Leibman, Esq.

Offered by: Rossillo

Seconded by: Stewart

Certified as a true copy of an Ordinance Introduced and Passed by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Jeanine E. Siek

Jeanine E. Siek, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey

ORDINANCE AMENDING CHAPTER 322-2 – RENT LEVELING BOARD OF THE DUMONT BOROUGH CODE, COUNTY OF BERGEN, STATE OF NEW JERSEY

§ 322-2 Rent Leveling Board; membership; powers.

- A. The Rent Leveling Board shall consist of one landlord (or agent of an entity which is a residential landlord) representative, one tenant representative and one resident homeowner appointed by the Mayor with consent of the Borough Council, except for the resident homeowner, who is to be appointed by the Mayor in his sole discretion. The Chairman of the Rent Leveling Board shall be the homeowner member of the Board. The Mayor shall appoint three alternates to the Board who shall

vote and participate in the absence of a regular member. The alternates shall be one resident, one landlord or landlord's agent who owns residential property in the Borough and one tenant residing in the Borough.

- B. The term of office, as designated by the Mayor, with consent of the Borough Council, for the members of the Rent Leveling Board shall be for a period of three years, ending on December 31, or until a successor is appointed and qualified. The members shall serve until their successors are appointed and have qualified for the office. The term of the alternates shall be for one year ending on December 31 each year but shall continue to serve until reappointed or a new alternate is appointed by the Mayor.
- C. When a member, without being excused by a majority of the authorized members, fails to attend and participate at meetings for a period of eight consecutive weeks or for four consecutive regular meetings, whichever shall be of longer duration, at the conclusion of such period, upon written notification to the Mayor and Council, the Rent Leveling Board shall remove said member. The Board may refuse to excuse an absence only with respect to those failures to attend and participate which are not due to legitimate illness.
- D. The Rent Leveling Board is hereby granted and shall have and exercise, in addition to other powers herein granted, all powers necessary and appropriate to carry out and execute the purposes of this chapter, including but not limited to the following:
 - (1) To issue and promulgate such rules and regulations as it deems necessary to implement the purposes of this chapter, which rules and regulations shall have the force and effect of law until revised, repealed or amended from time to time by the Board in the exercise of its discretion, provided that such rules are filed with the Borough Clerk.
 - (2) To supply information and assistance to landlords and tenants to help them comply with the provisions of this chapter.
 - (3) To hold hearings and adjudicate applications from landlords for additional rental as determined by § 322-6 of this chapter and to hold hearings and adjudicate complaints by tenants concerning violations of rental provisions of this chapter. The Rent Leveling Board shall give reasonable opportunity to be heard both to landlord and tenant before making any determination in this Subsection D(3).
 - (4) To review charges of tenant harassment.
- E. Both the landlord and the tenant may appeal the findings of the Rent Leveling Board to the Mayor and Council. Any appeal to the governing body must be done within 20 days from the date of the said determination and requests a hearing.

Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

Andrew LaBruno, Mayor

Attest:

Jeanine E. Siek, RMC
Municipal Clerk

Introduction: March 8, 2022

Adoption: