

Minutes of a Meeting of the Verona Township Rent Control Board on Wednesday, November 1, 2023 beginning at 5:00 p.m. in person and via Zoom webinar.

Call to Order:

The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Rent Control Board which is being held via Zoom video conferencing. Specifically, the time and date were included in the public meeting notice. This information, along with the public internet link and telephone call-in information was posted in the Municipal Building, and sent the official newspapers of the Township, the Verona-Cedar Grove Times at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at <https://www.veronanj.org/rentcontrol>.

A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.

Roll Call:

Board Members Sean Byrnes, Patrick Hanley and Fabiola DelGado are present along with Rent Control Board Attorney Alex Graziano, Esq., Board Administrator & Secretary Kristine Gould

The Pledge of Allegiance.

Approval of Minutes:

Approval of the September 21, 2021 minutes are tabled until a future meeting due to a lack of a quorum, as Ms. Delgado was not a member of the board in 2021.

Unfinished/New Business:

Mrs. Gould presents the most recent quarterly report of the Rent Board. Mrs. Gould turns the meeting over to Rent Board Attorney, Alex Graziano to conduct a hearing of Rent Control Violations:

Hearing:

V2023-01- Linn Drive Failure to File

V2023-02 Linn Drive Improper Increases/Failure to file Tenancy Changes

Mr. Graziano states that Violations V2023-01 & V2023-02 have been adjourned by request of the Attorney on Record for Linn Drive Apartments due to a procedural deficiency (failure to notify residents). A new meeting date will be determined for January, 2024.

V2023-05 133 Bloomfield Ave- Failure to File Rent Rolls

Mr. Graziano acknowledges the owner/landlord of 133 Bloomfield Avenue, Joseph Zannelli. Mr. Zannelli is sworn under oath to provide truthful testimony. Mrs. Gould presents a timeline for the number of notices Mr. Zannelli received to submit the 2023 Rent Rolls to her office. Mr. Zannelli at this time admits his failure to submit and appealed the monetary value of the fine. He acknowledged that the current administration is enforcing violations whereas previously the process was more relaxed. Mr. Graziano counsels the board that they can make a judgement whether to enforce the fine or to reduce the fine.

Fabiola Delgado suggested to reduce the fine by the cost of one violation, \$250 due to the fact that Mr. Zannelli was traveling and had moved since the prior year and may not have received his certified mail. Mr. Hanley recommended that Mr. Zannelli appoint an agent in his absence to oversee.

Mr. Byrnes makes a motion to reduce fine by \$250; it is seconded by Ms. DelGado.

Roll Call:

Mr. Byrnes	Yes
Ms. Delgado	Yes
Mr. Hanley	Yes

Motion passes 3-0.

Public Comment:

Ms. Kathy Laterza, Verona NJ

Adjournment:

Motion to adjourn is made by Mr. Byrnes and seconded by Mr. Hanley at 5:35 p.m.;

Ayes: Hanley, Byrnes and Delgado

Nays: None

A meeting to hear Rent Control Violations will be scheduled for January 2024 and a yearly November, 2024 meeting will be announced and published according to law.

Respectfully submitted,

Kristine Gould

Rent Control Administrator &
Rent Control Board Secretary

APPROVED: January 17, 2024