

Minutes of a Meeting of the Verona Township Rent Control Board on Wednesday, November 12, 2025 beginning at 6:00 p.m. via Zoom webinar.

1. 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

2. Roll Call:

Mrs. Ashley	Present
Mrs. Barone	Present
Mr. Byrnes	Present
Mr. Hanley	Present
Ms. Delgado	Present

Rent Control Board Attorney Alex Graziano, Esq., Board Administrator & Secretary Kristine Gould are also present

3. The Pledge of Allegiance.

4. Approval of Minutes:

- a. Approval of the November 13, 2024 minutes
- b. Approval of the August 28, 2025 minutes (special meeting)

Motion to approve Minutes	Seconded
Ms. Ashley	Mrs. Barone

Roll Call:

Mrs. Ashley	Yes
Mrs. Barone	Yes
Mr. Byrnes	Yes
Mr. Hanley	Yes
Ms. Delgado	Yes

5. Unfinished/New Business:

Mrs. Gould presents the YTD report of the Rent Board.

Mr. Graziano presents to the board the proposed changes to the current rent control ordinance. He discusses the following main topics.

- o Language changes to include rent control administrator when “the board is mentioned”
- o Change CPI from a calculated based upon a monthly number to a 12-month average

- o Making the landlords responsible to publish notice of public meeting when a grievance is filed with the Rent Control Administrator
- o Institute a late fee for landlords if they fail to file a COMPLETE rent roll by the due date
- o Eliminate the need to file tenancy changes

6. Public Comment

None.

7. Discussion:

The board was in agreement with the proposed changes to the rent control ordinance as discussed. Mr. Hanley raised a question about the CPI calculated by month vs. the yearly average and how it would affect the tenants and landlords.

8. Next meeting date was determined 11/11/2026 @ 6:00 p.m.

9. Motion to adjourn is made by Ms. Ashley and seconded by Ms. Delgado, all members are in favor.

Meeting ends at 6:30 p.m.

Respectfully submitted,
Kristine Gould
Rent Control Administrator &
Rent Control Board Secretary

APPROVED: 12/2/2025

MAYOR
CHRISTOPHER H. TAMBURRO
DEPUTY MAYOR
JACK McEVoy
COUNCILMEMBERS
ALEX ROMAN
CHRISTINE McGRATH
CYNTHIA L. M. HOLLAND

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

OFFICE OF RENT CONTROL ADMINISTRATOR

To: **Members of Rent Board Annual Meeting**

From: Kristine Gould, Rent Board Administrator

Re: Report YTD 2025

Date: November 12, 2025

Please accept this report outlining the activity of the Rent Control Board from the time period beginning November 2024-November 12, 2025

Rent Board Activity Summary:

Vacancy Decontrol requests (Chart 1)
Tenancy Change requests (Chart 2)
CPI Chart (Chart 3)
Complaint Log (Chart 4)
Rent Roll Violations (Chart 5)
Hardship Application (Chart 6)
Finance (Chart 7)
Finances 2021-2025 ytd (Chart 8)
Vacancy Decontrol and Tenancy Change Applications 2021-2025 (Chart 9)

Chart 1 VACANCY INCREASE (VI) APPROVALS

VI File #	Submission Date	Street Address	Unit #	Former Rent	New Rent	Increase %
2025-01	1/17/2025	34 Linn Drive	40B	\$493.00	\$2,297.00	365.92%
2025-02	2/3/2025	34 Linn Drive	126B	\$2,025.00	\$2,129.00	5.14%
2025-03	2/3/2025	34 Linn Drive	42B	\$1,865.00	\$2,088.00	11.96%
2025-04	2/4/2025	14 Montrose Ave	1	\$ 1,197.00	\$1,300.00	8.60%
2025-05	2/21/2025	34 Linn Drive	136B	\$1,834.00	\$2,090.00	13.96%
2025-06	2/21/2025	34 Linn Drive	87B	\$1,820.00	\$2,480.00	36.26%
2025-07	3/27/2025	34 Linn Drive	110B	\$1,593.00	\$2,095.00	31.51%
2025-08	4/4/2025	300 Linn Drive	B07	\$1,831.09	\$2,125.00	16.05%
2025-09	4/4/23025	300 Linn Drive	C13	\$1,831.29	\$2,125.00	16.04%
2025-10	4/11/2025	34 Linn Drive	60B	\$1,780.00	\$1,999.00	12.30%
2025-11	4/11/2025	34 Linn Drive	63B	\$2,065.00	\$2,170.00	5.08%
2025-12	4/17/2025	34 Linn Drive	113A	\$1,896.00	\$2,191.00	15.56%
2025-13	4/30/2025	34 Linn Drive	88A	\$1,951.00	\$2,044.00	4.77%

2025-14	4/30/2025	34 Linn Drive	46B	\$1,597.00	\$2,100.00	31.50%
2025-15	5/1/2025	650 Bloomfield Ave	7	\$1,529.00	\$1,900.00	24.26%
2025-16	5/19/2025	34 Linn Drive	135A	\$1,815.00	\$2,237.00	23.25%
2025-17	5/19/2025	34 Linn Drive	85B	\$1,895.00	\$2,317.00	22.27%
2025-18	5/20/2025	14 Montrose Ave	6	\$1,167.00	\$1,600.00	37.10%
2025-19	6/3/2025	175 Pompton Ave	2	\$1,102.00	\$1,210.25	9.82%
2025-20	6/4/2025	175 Pompton Ave	6	\$1,322.50	\$1,500.00	13.42%
2025-21	7/1/2025	287 Bloomfield Ave-Valente	1	\$1,702.55	\$2,400.00	40.97%
2025-22	7/10/2025	300 Linn Drive	B16	\$1,843.53	\$2,125.00	15.27%
2025-23	7/11/2025	34 Linn Drive	143A	\$2,025.00	\$2,194.00	8.35%
2025-24	7/11/2025	34 Linn Drive	114A	\$1,880.00	\$2,579.00	37.18%
2025-25	7/14/2025	300 Linn Drive	C05	\$1,843.53	\$2,125.00	15.27%
2025-26	7/15/2025	34 Linn Drive	B12	\$1,800.67	\$2,125.00	18.01%
2025-27	7/15/2025	34 Linn Drive	63A	\$1,576.00	\$2,269.00	43.97%
2025-28	7/15/2025	34 Linn Drive	B06	\$1,730.74	\$2,025.00	17.00%
2025-29	7/29/2025	300 Linn Drive	B15	\$1,870.27	\$2,125.00	13.62%
2025-30	7/29/2025	300 Linn Drive	A17	\$2,222.61	\$3,100.00	39.48%
2025-31	7/30/2025	300 Linn Drive	A04	\$2,073.77	\$2,125.00	2.47%
2025-32	7/31/2025	800-810 Bloomfield Ave	A6	\$1,197.65	\$1,950.00	62.82%
2025-33	8/1/2025	300 Linn Drive	A10	\$1,880.00	\$2,080.00	10.64%
2025-34	8/18/2025	800-810 Bloomfield Ave	B1	\$1,845.00	\$1,910.00	3.52%
2025-35	8/18/2025	800-810 Bloomfield Ave	2A8	\$1,780.68	\$1,930.00	8.39%
2025-36	8/18/2025	800-810 Bloomfield Ave	A2	\$1,751.10	\$1,890.00	7.93%
2025-37	8/21/2025	35 Linn Drive	101A	\$1,851.00	\$2,150.00	16.15%
2025-38	8/21/2025	35 Linn Drive	87A	\$2,406.00	\$2,504.00	4.07%
2025-39	8/22/2025	411 Bloomfield Ave Verona Gardens	C7	\$1,830.05	\$2,130.00	16.39%
2025-40	8/22/2025	411 Bloomfield Ave Verona Gardens	A4	\$1,473.11	\$2,330.00	58.17%
2025-41	8/22/2025	411 Bloomfield Ave Verona Gardens	A5	\$1,717.25	\$2,095.00	22.00%
2025-42	8/22/2025	40 Verona Place	40B4	\$2,010.00	\$2,295.00	14.18%
2025-43	8/22/2025	39 Lakeview Terrace	39B7	\$1,937.51	\$2,270.00	17.16%
2025-44	8/22/2025	39 Lakeview Terrace	40B1	\$1,489.01	\$2,205.00	48.08%
2025-45	8/22/2025	40 Verona Place	40B5	\$1,775.68	\$2,335.00	31.50%
2025-46	8/25/2025	34 Linn Drive	148B	\$2,560.00	\$2,675.00	4.49%
2025-47	9/9/2025	411 Bloomfield Verona Gardens	A1	\$2,291.61	\$2,775.00	21.09%
2025-48	9/22/2025	800-810 Bloomfield Ave	2B3	\$1,790.59	\$1,910.00	6.67%
2025-49	9/22/2025	34 Linn Drive	44B	\$1,440.00	\$1,972.00	36.94%
2025-50	9/22/2025	34 Linn Drive	86B	\$1,995.00	\$2,142.00	7.37%
2025-51	10/1/2025	34 Linn Drive	71A	\$1,866.00	\$2,100.00	12.54%
2025-52	10/9/2025	34 Linn Drive	129A	\$1,793.00	\$2,190.00	22.14%
2025-53	10/15/2025	300 Linn Drive	A03	\$1,774.54	\$2,225.00	25.38%
2025-54	10/21/2025	300 Linn Drive	A18	\$1,885.87	\$3,200.00	69.68%
2025-55	11/3/2025	300 Linn Drive	B14	\$1,875.92	\$2,155.00	14.88%
2025-56	11/6/2025	300 Linn Drive	A12	\$ 1,812.16	\$2,225.00	22.78%

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YTD 56 Vacancy decontrol applications

Chart 2 TENANCY CHANGES

TC File #	Submission Date	Street Address	Unit	Former Rent	New Rent
2025-01	1/2/2025	34 Linn Drive	175B	\$ 1,720.00	\$ 2,061.00
2025-02	1/17/2025	800-810 Bloomfield Ave	2B3	\$ 1,875.00	\$ 1,915.00
2025-03	1/17/2025	800-810 Bloomfield Ave	2B7	\$ 1,865.00	\$ 1,850.00
2025-04	2/3/2025	34 Linn Drive	40B	\$ 493.00	\$ 2,297.00
2025-05	2/4/2025	14 Montrose Ave	1	\$ 1,197.00	\$ 1,300.00
2025-06	2/6/2025	34 Linn Drive	42B	\$ 1,865.00	\$ 2,088.00
2025-07	2/6/2025	34 Linn Drive	126B	\$ 2,025.00	\$ 2,129.00
2025-08	2/13/2025	800-810 Bloomfield Ave	B1	\$ 1,854.00	\$ 1,854.00
2025-09	3/10/2025	34 Linn Drive	136B	\$ 1,834.00	\$ 2,090.00
2025-10	3/10/2025	34 Linn Drive	87B	\$ 1,820.00	\$ 2,480.00
2025-11	3/28/.25	800-810 Bloomfield Ave	2A8		
2025-12	3/28/2025	800-810 Bloomfield Ave	2B2		
2025-13	4/4/2025	300 Linn Drive	B8	\$ 2,025.00	\$ 2,125.00
2025-14	4/4/2025	34 Linn Drive	110B	\$ 1,593.00	\$ 2,095.00
2025-15	4/21/2025	34 Linn Drive	88A	\$ 1,951.00	\$ 2,044.00
2025-16	5/1/2025	34 Linn Drive	88A	\$ 1,951.00	\$ 2,044.00
2025-17	5/1/2025	650 Bloomfield Ave	7	\$ 1,529.00	\$ 1,900.00
2025-18	5/6/2025	34 Linn Drive	46B	\$ 1,597.00	\$ 2,100.00
2025-19	5/6/2025	34 Linn Drive	113A	\$ 1,896.00	\$ 2,191.00
2025-20	5/6/2025	34 Linn Drive	63b	\$ 2,065.00	\$ 2,170.00
2025-21	5/6/2025	34 Linn Drive	60B	\$ 1,780.00	\$ 1,999.00
2025-22	5/20/2025	14 Montrose Ave	6	\$ 1,167.00	\$ 1,600.00
2025-23	6/3/2025	175 Pompton Ave	2	\$ 1,102.00	\$ 1,210.25
2025-24	6/3/2025	175 Pompton Ave	6	\$ 1,322.50	\$ 1,500.00
2025-25	6/18/2025	34 Linn Drive	85B	\$ 1,895.00	\$ 2,317.00
2025-26	6/18/2025	34 Linn Drive	135A	\$ 1,815.00	\$ 2,237.00
2025-27	7/1/2025	287 Bloomfield Ave	1	\$ 1,702.55	\$ 2,400.00
2025-28	7/14/2025	300 Linn Drive	C05	\$ 1,843.53	\$ 2,125.00
2025-29	7/15/2025	300 Linn Drive	B12	\$ 1,800.67	\$ 2,125.00
2025-30	7/15/2025	300 Linn Drive	B07	\$ 1,831.09	\$ 2,125.00
2025-31	7/15/2025	300 Linn Drive	B06	\$ 1,730.74	\$ 2,025.00
2025-32	7/29/2025	300 Linn Drive	b15	\$ 1,870.27	\$ 2,125.00
2025-33	7/29/2025	800 Bloomfield Ave	B5	\$ 1,850.00	
2025-34	7/29/2025	800 Bloomfield Ave	G1	\$ 1,877.12	\$ 1,875.00
2025-35	7/29/2025	800 Bloomfield Ave	B5	\$ 1,850.00	\$ 1,850.00
2025-36	7/29/2025	800 Bloomfield Ave	A6	\$ 1,197.65	\$ 1,950.00
2025-37	7/30/2025	300 Linn Drive	A04	\$ 2,073.77	\$ 2,125.00
2025-38	7/31/2025	800 Bloomfield Ave	B3	\$ 2,097.00	\$ 1,975.00
2025-39	8/7/2025	34 Linn Drive	73B	\$ 2,100.00	\$ 2,026.00
2025-40	8/7/2025	34 Linn Drive	63A	\$ 1,576.00	\$ 2,269.00
2025-41	8/7/2025	34 Linn Drive	143A	\$ 2,025.00	\$ 2,194.00

2025-42	8/7/2025	34 Linn Drive	114A	\$ 1,880.00	\$ 2,579.00
2025-43	8/18/2025	800-810 Bloomfield Ave	B1	\$ 1,845.00	\$ 1,910.00
2025-44	8/22/2025	411 Bloomfield Ave	C7	\$ 1,830.05	\$ 2,130.00
2025-45	8/22/2025	411 Bloomfield Ave	A4	\$ 1,473.11	\$ 2,330.00
2025-46	8/22/2025	411 Bloomfield Ave	A5	\$ 1,717.25	\$ 2,095.00
2025-47	8/22/2025	39 Lakeview Place	39 B7	\$ 1,937.51	\$ 2,270.00
2025-48	8/22/2025	39 Lakeview Place	40B1	\$ 1,489.01	\$ 2,205.00
2025-49	8/22/2025	40 Verona Place	40B5	\$ 1,775.68	\$ 2,335.00
2025-50	8/22/2025	40 Verona Place	40B4	\$ 2,010.00	\$ 2,295.00
2025-51	9/5/2025	34 Linn Drive	148B	\$ 2,560.00	\$ 2,675.00
2025-52	9/5/2025	34 Linn Drive	101A	\$ 1,851.00	\$ 2,150.00
2025-53	9/5/2025	34 Linn Drive	87A	\$ 2,406.00	\$ 2,504.00
2025-54	9/8/2025	411 Bloomfield Ave	A1	\$ 2,291.61	\$ 2,700.00
2025-55	9/12/2025	300 Linn Drive	C13	\$ 1,831.29	\$ 2,125.00
2025-56	9/12/2025	300 Linn Drive	A10	\$ 1,880.00	\$ 2,080.00
2025-57	9/12/2025	300 Linn Drive	B8	\$ 2,125.00	\$ 2,125.00
2025-58	9/29/2025	800-810 Bloomfield Ave	2B3		
2025-59	10/9/2025	34 Linn Drive	44B	\$ 1,440.00	\$ 1,972.00
2025-60	10/9/2025	34 Linn Drive	71A	\$ 1,866.00	\$ 2,100.00
2025-61	10/9/2025	34 Linn Drive	86B	\$ 1,995.00	\$ 2,142.00
2025-62	10/21/2025	300 Linn Drive	A17	\$ 2,222.61	\$ 3,200.00
2025-63	10/21/2025	300 Linn Drive	B16	\$ 1,843.53	\$ 2,125.00
2025-64	11/3/2025	34 Linn Drive	129A	\$1,793.00	\$2,190.00

YTD 64 Tenancy Changes

Chart 3: UPDATE ON CPI CHART

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2021	1.76%	1.51%	1.76%	1.39%	1.66%	2.12%	3.29%	3.21%	4.26%	3.73%	4.02%	4.24%
2022	4.86%	5.5%	4.97%	5.82%	5.71%	6.79%	6.77%	6.97%	7.87%	6.99%	6.88%	6.10%
2023	5.80%	5.67%	4.38%	5.40%	5.49%	3.96%	3.31%	2.8%	1.78%	2.47%	3.02%	3.72%
2024	3.70%	3.22%	3.49%	3.4%	3.11%	3.67%	4.02%	4.14%	4.45%	4.50%	3.95%	3.88%
2025	3.73%	4.07%	4.13%	3.91%	4.21%	4.00%	3.82%	3.38%	3.42%	3.18%	3.11%	2.96%

Chart 4: Complaint Log

Complaint #	Date	Resident-Violation	Status
2025-01C	1/8/2025	300 Linn Drive	Maintenance Issue

Chart 5: RENT ROLL VIOLATIONS:

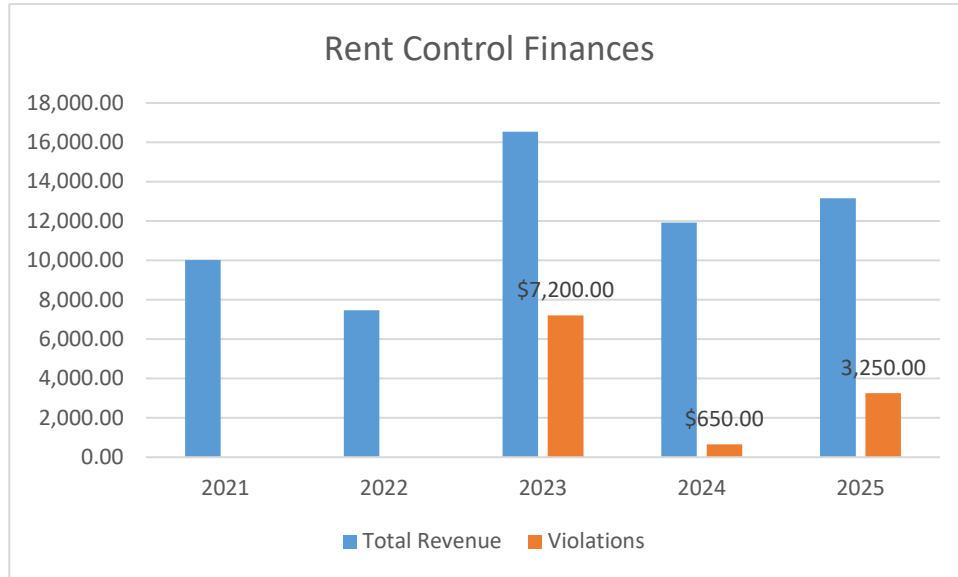
Violation #	Property Address	Date of Notice	Resolution Date	Fine	
V2025-01	175 Pompton Ave	6/3/2025	6/9/2025	\$ 500.00	Failure to file VD/TC
V2025-02	800-810 Bloomfield Ave	7/14/2025	8/28/2025	\$ 750.00	Failure to file VD/TC and pymt for rent rolls. Part of Settlement agreement
v2025-03	133 Bloomfield Ave	8/6/2025	8/15/2025	\$ 1,000.00	Failure to file rent rolls
V2025-04	40 Verona Place/30 Lakeview Terr	8/11/2025	9/1/2025	\$ 750.00	Failure to file VD/TC
V2025-05	411 Bloomfield Ave	8/13/2025	9/1/2025	\$ 250.00	Failure to file VD/TC

Chart 6: HARSHIP APPLICATION N/A for this time period

Application	Property Address	Date of Notice	Resolution Date	Escrow Submitted	Escrow expenses

Chart 7: Finance: April 16, 2025-Sept23, 2025

Chart 8: Finance 2021-2025 ytd



****2025 Revenue is ytd**

Chart 9 Vacancy Decontrol and Tenancy Change Applications 2021-2025 ytd

