

Minutes of a Regular Meeting of the Verona Township Rent Control Board on Tuesday, April 14, 2020 beginning at 7:17 p.m. via teleconference.

Call to Order:

The Board Secretary reads notice of Open Public Meetings law. The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting; specifically, the time, date and location were sent to the official newspapers of the Township, the Verona Cedar Grove Times and the Star Ledger. Additionally, the agenda for this meeting was posted in the Municipal Building and sent to the two newspapers before 4:30 p.m. on the Friday preceding this meeting.

Roll Call:

Willola Ashley, Sean Byrnes, Patrick Hanley, Robert Narucki, Gerard Tamburino, Rent Control Board Attorney Alex Graziano, Esq., and Board Secretary Jennifer Kiernan are also present.

Chairman Patrick Hanley leads the Pledge of Allegiance.

Public Comment:

Kathleen Laterza, 810 Bloomfield Avenue, Verona, New Jersey

New Business:

Township Manager Matthew Cavallo is on tonight's call in meeting. He thanks the Board for adapting given the current circumstances and appreciates their time and effort to meet and address the agenda items.

Chairman Hanley requests Mr. Graziano updates the Board of agenda items. Mr. Graziano directs the Board to the memo they received with the materials and letters that were sent to landlords who failed to submit rent rolls by the deadline, notifying them of their non-compliance. Non-compliant landlords identified by the Board to be deemed delinquent were sent notices of violation via certified and regular mail on March 5, 2020.

He reports that all landlords were responsive and states that the Board members were sent the submitted rent rolls to review. Those will be voted for approval by the Board. Mr. Graziano also states that there are difficulties identified stemming from the fashion in which the Board collects information from the landlords. He explains that not all leases end on 12/31 and therefore the reported amount of rent does not always accurately reflect the 2020 CPI because some leases do not expire until later in the calendar year, which would be when the landlord would issue the 1.332% increase.

After discussion among the Board members, the Board Secretary is directed to change the form to allow accurate reporting by landlords, as long as the form is in compliance with the current ordinance.

Motion to abate all rent delinquencies and non-compliant landlords is made by Ms. Ashley; seconded by Mr. Tamburino.

ROLL CALL:

AYES: Ashley, Byrnes, Tamburino, Hanley

NAYS:

Mr. Graziano thanks the Board for their hard work and allotting time to attend this meeting.

Adjournment:

Motion to adjourn is made by Ms. Ashley; seconded by Mr. Byrnes at 8:01 pm.

Respectfully submitted,

Jennifer Kiernan

Jennifer Kiernan, RMC

Rent Control Board Secretary

APPROVED: October 7, 2020