

Minutes of a Special Meeting of the Verona Township Rent Control Board on Thursday, November 17, 2022 beginning at 5:30 p.m. 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:

Willola Ashley, Sean Byrnes, Patrick Hanley, Rent Control Board Attorney Alex Graziano, Esq., and Board Administrator & Secretary Kristine Gould are also present.

The Pledge of Allegiance.

Approval of Minutes:

Motion to approve the September 21, 2021 minutes is made by Mr. Byrnes; seconded by Mr. Hanley

ROLL CALL:

AYES: Ashley, Byrnes, Hanley  
NAYS: None

Unfinished/New Business:

Mrs. Gould presents the most recent quarterly report of the Rent Board. (see below)

- Vacancy Decontrol requests received (Chart #1)
- Tenancy Change requests received (Chart 2)
- CPI Chart (Chart 3)
- Complaint Log (Chart 4)
- Rent Roll Violations (Chart 5)

Chart 1 VACANCY INCREASE (VI) APPROVALS

VI File #	Submission Date	Street Address	Unit #	Former Rent	New Rent	Increase %
2022-07	5/9/2022	34 Linn Drive	84A	\$1,180.00	\$1,885.00	59.75%
2022-08	5/9/2022	34 Linn Drive	92B	\$1,355.00	\$1,710.00	26.20%
2022-09	5/31/2022	34 Linn Drive	40A	\$927.00	\$1,690.00	82.31%
2022-10	6/9/2022	411 Bloomfield Ave	C03	\$1,414.00	\$1,625.00	14.92%
2022-11	7/26/2022	34 Linn Drive	128A	\$1,370.00	\$1,725.00	25.91%
2022-12	8/1/2022	40 Verona Place	A05	\$1,250.00	\$1,650.00	32.00%
2022-13	8/24/2022	1 East Lincoln	31	\$1,229.33	\$1,375.00	11.85%
2022-14	8/24/2022	1 East Lincoln	36	\$1,225.00	\$1,375.00	12.24%

2022-15	8/24/2022	1 East Lincoln	2	\$1,141.24	\$1,200.00	5.15%
2022-16	8/24/2022	1 East Lincoln	21	\$1,223.60	\$1,300.00	6.24%
2022-17	9/27/2022	34 Linn Drive	65B	\$1,401.00	\$1,775.00	26.70%
2022-18	9/27/2022	34 Linn Drive	87B	\$1,585.00	\$1,700.00	7.26%
2022-19	11/4/2022	1 East Lincoln	37	\$1,243.81	\$1,410.00	13.36%
2022-20	11/4/2022	34 Linn Drive	67B	\$950.00	\$1,805.00	90.00%

Chart 2 TENANCY CHANGES

TC File #	Submission	Street Address	Unit	Former Re	New Rent	%
2022-15T	4/26/2022	34 Linn Drive	67B	\$1,565.00	\$950.00	
2022-16T	5/17/2022	1 East Lincoln Street	2	\$1,141.24	\$1,200.00	5.15%
2022-17T	05/24/2022	34 Linn Drive	84A	\$1,180.00	\$1,885.00	59.75%
2022-18T	5/27/2022	411 Bloomfield Ave	B9	\$1,487.00	\$1,800.00	21.05%
2022-19T	6/6/2022	34 Linn Drive	58A	\$1,640.00	\$1,675.00	2%
2022-20T	6/6/2022	34 Linn Drive	92B	\$1,355.00	\$1,710.00	26.20%
2022-21T	6/6/2022	34 Linn Drive	110A	1700	1720	1%
2022-22T	6/6/2022	34 Linn Drive	40A	\$927.00	\$1,690.00	82.31%
2022-23T	6/6/2022	34 Linn Drive	95A	\$1,643.00	\$1,690.00	2.86%
2022-24T	7/7/2022	34 Linn Drive	64B	\$2,210.00	\$2,100.00	5.23%
2022-25T	8/2/2022	175 Pompton Ave		\$1,164.00	\$1,200.00	3.09%
2022-26T	8/9/2022	34 Linn Drive	128A	\$1,370.00	\$1,725.00	
2022-27T	8/9/2022	34 Linn Drive	136B	\$1,725.00	\$1,777.00	2.93%
2022-28T	8/9/2022	34 Linn Drive				
2022-29T	8/9/2022	34 Linn Drive				
2022-30T	8/24/2022	1 East Lincoln Street	21	\$1,223.60	\$1,300.00	6.24%
2022-31T	8/24/2022	1 East Lincoln Street	31	\$1,229.33	\$1,375.00	11.85%
2022-32T	8/24/2022	1 East Lincoln Street	36	\$1,225.00	\$1,375.00	12.24%
2022-33T	8/29/2022	34 Linn Drive	126A	\$1,645.00	\$1,655.00	0.61%
2022-34T	8/29/2022	720-730 Bloomfield Av	5	\$900.00	\$900.00	0.00%
2022-35T	10/12/2022	34 Linn Drive	87B	\$1,585.00	\$1,700.00	7.26%
2022-36T	10/12/2022	34 Linn Drive	135A	\$1,662.00	\$1,755.00	5.60%
2022-37T	10/12/2022	34 Linn Drive	42A	\$1,680.00	\$1,600.00	-4.76%
2022-38T	10/12/2022	34 Linn Drive	173A	\$1,629.00	\$1,640.00	0.68%
2022-39T	10/28/2022	34 Linn Drive	65B	\$1,401.00	\$1,775.00	26.70%
2022-40T	11/4/2022	1 East Lincoln Street	37	\$1,243.81	\$1,410.00	13.36%
2022-41T	11/4/2022	35 Linn Drive	103B	\$1,720.00	\$1,780.00	3.49%

Finance: Report Period (4-26-22- 11-4-22) \$6,690  
YTD Finance \$7,330

Chart 3: UPDATE ON CPI CHART

Lease commencement month*	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%

Chart 4: RENT BOARD COMPLAINT LOG

Complaint #	Date	Violation	Violation Closed	Other
2022-1	6/10/2022	Renewal Notice	6/16/2022	Landlord revised notice
2022-2	6/27/2022	Senior Cap	6/27/2022	tenant vs occupant senior increase
2022-3	6/23/2022	Early termination of Lease	6/27/2022	No jurisdiction
2022-4	8/3/2022	Month/month lease fee and overpayment	11/4/2022	Month-month fee removed reimbursement received
2022-5	8/3/2022	Lease increase	8/4/2022	Lease increase acceptable at 5% commencing 8/1/2022
2022-6	8/22/2022	Month/month lease fee	Inquiry made 11/22	Month-month fee removed pending confirmation of reimbursement

Chart 5: RENT ROLL VIOLATIONS:

Qty	Violation	Resolved
9 properties	Failure to submit rent roll by 7/1/22	8/15/2022
1 property	10 Violations of % increases	Rent Rolls Resubmitted by Landlord
1 property	3 Violations of Failure to submit tenancy changes	Corrected
2 properties	Did not complete all required information (prev. rent.)	Resubmitted rent roll with scrivener errors corrected
2 properties	Failure to request vacancy decontrol	Corrected and received

The Rent Board Administrator discusses a proposal to include a fee for late submission of rent rolls since this seem to cause a lot of extra work. Rent Board Attorney, Alex Graziano recommends to include a fee when rent rolls are submitted for a second time due to errors or carelessness on behalf of the property owners/managers.

PUBLIC COMMENT (None)

Adjournment:

Motion to adjourn is made by Ms. Ashley and seconded by Mr. Byrnes at 6:15 p.m.;

Ayes: Hanley, Byrnes and Ashley  
Nays: None

The next meeting will be scheduled according to need and a planned September 2023 meeting will be announced and published according to law.

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

APPROVED: January 17, 2024