

FAIR LAWN RENT LEVELING BOARD

January 28, 2014

Meeting was called to order by Attorney Tregidgo at 6:35 p.m.

A statement was read by Attorney Tregidgo that the meeting complied with the New Jersey Open Public meeting Law.

Present: Michael Aversa, Marilyn Carlin, Amy Sprechman DeBellis, Sharon Metzger, Michael O'Dea, Saul Rochman, Mark Singer and Robert Waxman

Absent: Arlene Glassman and Anthony Lauro (Alternate Landlord)

Also present: Charles Tregidgo, Esq., Attorney to Board and Marianne Pettineo, Secretary to Board

Oaths of Office

Attorney Tregidgo swore in the members of the Rent Leveling Board for the 2014 term.

Selection of Acting Chairperson for January Meeting

Since all seven appointed Board members were not present, the Board could not proceed with nominations for Chairperson and Vice Chairperson. It was unanimously agreed that Michael Aversa would serve as Acting Chairperson for the January meeting.

Minutes

Upon motion by Saul Rochman and a second by Mark Singer, the minutes for the meeting of September 17, 2013 were unanimously approved.

Applications for Capital Improvements Qualifying for Vacancy Decontrol and Certifications of Completion of Work:

Submitted by Fair Lawn Properties, c/o Affiliated Management, Inc., for units at 18-10 Chandler Drive, 16-27 Chandler Drive, 16-75 Chandler Drive, 16-59 Chandler Drive and 17-71 Chandler Drive (Application No. FL01-2014 to FL05-2014 respectively).

Acting Chairperson Aversa turned the meeting over to Attorney Tregidgo.

Michael Aversa, a representative of Fair Lawn Properties, presented the applications for discussion and summarized the work to be done, as complete renovations, as set forth on the itemized list for the applications, i.e., new kitchen cabinets, fixtures and appliances, kitchen floor, bathroom fixtures and vanity, plumbing, electrical upgrade, air conditioning unit in living room and bedroom, etc. He also presented the final inspection reports and Certificates of Approval, where applicable, from the Borough approving the plumbing, electrical and building work as follows:

Address	Assessed Value	Minimum for Capital Imp.	Cost of Improvement	Inspection Approval Date
18-10 Chandler Drive	\$74,963.00	\$11,244.00	\$18,669.60	12/10/13
16-27 Chandler Drive	\$74,963.00	\$11,244.00	\$18,882.05	8/21/13
16-75 Chandler Drive	\$74,963.00	\$11,244.00	\$19,053.00	11/1/13
16-68 Chandler Drive	\$74,963.00	\$11,244.00	\$18,518.00	11/25/13
17-71 Chandler Drive	\$64,254.00	\$9,638.00	\$18,528.35	9/17/13

Upon review of the applications, inspection certificates, bills and certification of completion of work for the subject units at Fair Lawn Properties referenced above, a motion was made by Mark Singer and seconded by Saul Rochman to accept the applications, as the work performed qualified as capital improvements, and to accept the certification of completion of work that the renovations have been completed and accepted by Board for vacancy decontrol, and the new rent shall be retroactive to the date of the final inspections as specified. Motion carried with Michael Aversa abstaining.

Application for Capital Improvements Qualifying for Vacancy Decontrol and Certification of Completion of Work:

Submitted by Radnor Manor, c/o Hekemian for units at 15-50 Pollitt Drive, Unit D and 15-70 Pollitt Drive, Unit 1A (Applications No. R01-2014 and R02-2014 respectively).

Michael O'Dea, a representative of Radnor Manor, presented application for discussion and summarized the work to be done as set forth on the itemized list for the applications, i.e., new kitchen cabinets, fixtures and appliances, kitchen floor, bathroom fixtures and vanity, plumbing, electrical upgrade, air conditioning unit in living room and bedroom, etc. He also presented the final inspection reports from the Borough approving the plumbing, electrical and building work as follows:

Address	Assessed Value	Minimum for Capital Imp.	Cost of Improvement	Inspection Approval Date
15-50 Pollitt Drive, 2D	\$92,700.00	\$13,905.00	\$17,605.27	10/29/13
15-70 Pollitt Drive, 1A	\$92,700.00	\$13,905.00	\$16,859.28	10/23/13

Upon review of the application, inspection certificates, bills and certification of completion of work for the subject units at Radnor Manor referenced above, a motion was made by Saul Rochman and seconded by Mark Singer to accept the applications, as the work performed qualified as capital improvements, and to accept the certification of completion of work that the renovations have been completed and accepted by Board for vacancy decontrol, and the new rent shall be retroactive to the date of the final inspections as specified. Motion carried with Michael O'Dea abstaining.

Old Business

There was no old business.

Public Comments

There were no public comments.

New Business

There was no new business.

There being no further business coming before the Board, upon motion by Mark Singer and a second by Saul Rochman, the meeting was unanimously adjourned at 6:45 p.m.



Marianne Pettineo
Secretary to Board