

FAIR LAWN RENT LEVELING BOARD

June 24, 2014

Meeting was called to order by Chairman Aversa at 6:40 p.m.

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

Present: Michael Aversa, Marilyn Carlin, Amy Sprechman DeBellis, Arlene Glassman, Sharon Metzger, Saul Rochman, Mark Singer and Robert Waxman

Absent: Bob Waxman, Michael O'Dea, Anthony Lauro (Alternate Landlord)

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

Correspondence: Secretary Pettineo distributed copies of a letter received from Wilf Law Firm, LLP, confirming that one hundred fifty (150) new dwelling units at The Residence at Fair Lawn Promenade shall be exempt from rent control under Chapter 177-1 of the Ordinance.

Attorney Tregidgo stated that it must be indicated in the lease that the apartments are not subject to rent control.

Minutes: Upon motion by Arlene Glassman and a second by Saul Rochman, the minutes for the meeting of January 28, 2014 were unanimously approved.

Applications for Capital Improvements Qualifying for Vacancy Decontrol and Certifications of Completion of Work Submitted by Bergen Properties, c/o Affiliated Management, Inc., for units at 26-23B Warren Road, 25-19A Warren Road and 16-60B Sanford Road (Applications No. B01-2014 to B03-2014 respectively).

Acting Chairperson Aversa turned the meeting over to Member Glassman.

Michael Aversa, a representative of Bergen 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
26-23B Warren Road	\$114,585.00	\$17,188.00	\$18,273.15	1/31/14
25-19A Warren Road	\$114,585.00	\$17,188.00	\$19,126.55	4/4/14
13-60B Sanford Road	\$114,585.00	\$17,188.00	\$18,650.50	4/30/14

Upon review of the applications, inspection certificates, bills and certification of completion of work for the subject units at Bergen 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.

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 19-56 Chandler Drive, 19-50 Chandler Drive, 14-39 Chandler Drive, 14-65 Chandler Drive, 14-43 Chandler Drive and 20-20 Carlton Road (Applications No. FL06-2014 to FL11-2014 respectively).

Michael Aversa, a representative of Fair Lawn Properties, presented the applications 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	Assed Value	Minimum for Capital Imp.	Cost of Improvement	Inspection Approval Date
19-56 Chandler Drive	\$74,963.00	\$11,244.00	\$18,535.00	3/24/14
19-50 Chandler Drive	\$85,672.00	\$12,851.00	\$18,135.50	5/6/14
14-39 Chandler Drive	\$74,963.00	\$11,244.00	\$18,344.00	3/5/14
14-65 Chandler Drive	\$96,381.00	\$14,457.00	\$18,558.00	4/10/13
14-43 Chandler Drive	\$74,963.00	\$11,244.00	\$18,311.50	4/15/14
20-20 Carlton Place	\$74,963.00	\$11,244.00	\$18,639.00	3/14/14

Upon review of the applications, inspection certificates, bills and certification of completion of work for the subject units at Fair Lawn Properties and Bergen Properties referenced above, a motion was made by Saul Rochman and seconded by Sharon Metzger 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.

Old Business: There was no old business

Public Comments: There was no public comments

New Business: There was no new business

Adjournment: There being no further business coming before the Board, upon motion by Mark Singer and a second by Sharon Metzger it was unanimously agreed to adjourn the meeting at 6:55 p.m.



Marianne Pettineo
Secretary to Board