

## **FAIR LAWN RENT LEVELING BOARD**

November 18, 2014

Meeting was called to order by Acting Chairperson Aversa at 6:35 p.m.

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

**Present:** Michael Aversa, Zelda Abramowitz, Amy DeBellis, Arlene Glassman, Sharon Metzger, Michael O'Dea, Saul Rochman and Robert Waxman

**Absent:** Mark Singer, Anthony Lauro

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

**Correspondence:** Secretary Pettineo reported that letters were sent out to Michael Aversa, confirming approval of vacancy decontrol applications for units at Fair Lawn Properties, Hollow Run and Bergen Properties, discussed at the September 16, 2014 Rent Leveling Board meeting. A letter was also sent to a tenant, Cathy Ax, confirming the allowable rent increase for her apartment. Secretary Pettineo also distributed the 2015 meeting dates to the Board.

**Minutes:** Upon motion by Saul Rochman and a second by Arlene Glassman, the minutes for the meeting of September 16, 2014 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 located at 20-29 Carlton Place and 17-63 Chandler Drive (Application Nos. FL16-2014 and FL17-2014).**

Acting Chairperson Aversa turned the meeting over to Acting Vice Chairperson Glassman.

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              | Assessed Value | Minimum for Capital Imp. | Cost of Improvement | Inspection Approval Date |
|----------------------|----------------|--------------------------|---------------------|--------------------------|
| 20-29 Carlton Place  | \$74,963.00    | \$11,244.00              | \$18,249.27         | 10/31/14                 |
| 17-63 Chandler Drive | \$96,381.00    | \$14,457.00              | \$18,322.00         | 10/10/14                 |

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 Sharon Metzger and seconded by Amy DeBellis 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 Hollow Run, c/o Affiliated Management, Inc., for units at 13-03A Sperber Road and 13-11B Sperber Road (Application Nos. HR02-2014 and HR03-2014).**

Michael Aversa, a representative of Hollow Run 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 |
|---------------------|----------------|--------------------------|---------------------|--------------------------|
| 13-03A Sperber Road | \$55,215.00    | \$8,282.00               | \$18,275.00         | 8/25/14                  |
| 13-11B Sperber Road | \$73,620.00    | \$11,043.00              | \$18,431.00         | 9/9/14                   |

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

**Application for Capital Improvements Qualifying for Vacancy Decontrol and Certifications of Completion of Work submitted by Bergen Properties, c/o Affiliated Management, Inc., for unit located at 13-66D Sanford Road (Application No. B05-2015).**

Michael Aversa, a representative of Bergen 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             | Assessed Value | Minimum for Capital Imp. | Cost of Improvement | Inspection Approval Date |
|---------------------|----------------|--------------------------|---------------------|--------------------------|
| 13-66D Sanford Road | \$80,210.00    | \$12,031.00              | \$15,981.90         | 6/2/14                   |

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 Amy DeBellis and seconded by Robert Waxman 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 were no public comments.

**New Business:** There was no new business.

There being no further business coming before the Board, upon motion by Arlene Glassman and a second by Michael O'Dea, it was unanimously agreed to adjourn the meeting at 6:40 p.m.



Marianne Pettineo  
Secretary to Board