

FAIR LAWN RENT LEVELING BOARD

March 19, 2013

Meeting was called to order by Attorney Tregidgo at 7:36 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, Arlene Glassman, Sharon Metzger, Michael O'Dea, Saul Rochman, Mark Singer and Bob Waxman

Absent: 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 2013 term.

Reorganization for year 2013:

Nomination for Chairperson:

Attorney Tregidgo called for nominations for Chairperson. Upon motion by Arlene Glassman and a second by Amy DeBellis, Michael Aversa was nominated as Chairperson. There being no further nominations, Michael Aversa was unanimously elected Chairperson.

Nomination for Vice Chairperson:

Upon motion by Michael Aversa and a second by Amy DeBellis, Arlene Glassman was nominated as Vice Chairperson. A second motion nominating Robert Waxman as Vice Chairperson was made by Mark Singer and seconded by Saul Rochman.

There being no further nominations, Arlene Glassman was elected Vice Chairperson by a vote of 5 - 2.

Attorney Tregidgo congratulated the newly elected Chairperson and Vice Chairperson. He turned the meeting over to Chairman Aversa.

Correspondence: There was no correspondence.

Minutes: Upon motion by Saul Rochman and a second by Mark Singer, the minutes for the meeting of July 17, 2012 were unanimously approved.

Chairman Aversa turned the meeting over to Vice Chairman Glassman

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

Submitted by Bergen Properties, c/o Affiliated Management, Inc., for units at 26-27 C Warren Road (Application No. B 01 – 2013).

Michael Aversa, a representative of Bergen Properties, presented application for discussion and summarized the work to be done as set forth on the itemized list for the application, 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 |
|--------------------|-------------|--------------------------|---------------------|--------------------------|
| 26-27C Warren Road | \$80,210.00 | \$12,031.00 | \$18,969.90 | 11/7/12 |

Upon review of the application, inspection certificates, bills and certification of completion of work for the subject unit at Bergen Properties referenced above, a motion was made by Amy DeBellis 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 for Fair Lawn Properties:

Submitted by Fair Lawn Properties, c/o Affiliated Management, Inc., for units at 19-70 Chandler Drive, 20-18 Carlton Place, 20-08 Carlton Place, 14-57 Chandler Drive, 20-51 Carlton Place, 20-26 Calyne Drive, 18-32 Chandler Drive and 16-13 Chandler Drive (Applications No. FL 01 – FL08-13 respectively).

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 |
|----------------------|----------------|--------------------------|---------------------|--------------------------|
| 19-70 Chandler Drive | \$96,381.00 | \$14,457.00 | \$21,148.15 | 8/20/12 |
| 20-18 Carlton Place | \$74,963.00 | \$11,244.00 | \$19,191.75 | 8/20/12 |
| 20-08 Carlton Place | \$96,381.00 | \$14,457.00 | \$21,240.88 | 8/7/12 |
| 14-57 Chandler Drive | \$96,381.00 | \$14,457.00 | \$19,455.55 | 9/24/12 |
| 20-51 Carlton Place | \$96,381.00 | \$14,457.00 | \$18,796.85 | 11/26/12 |
| 20-26 Calyne Drive | \$74,963.00 | \$11,244.00 | \$19,111.65 | 9/18/13 |
| 18-32 Chandler Drive | \$62,254.00 | \$9,638.00 | \$19,899.20 | 10/17/13 |
| 16-13 Chandler Drive | \$96,381.00 | \$14,457.00 | \$18,686.25 | 12/21/12 |

Upon review of the application, inspection certificates, bills and certification of completion of work for the subject unit 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 Radnor Manor c/o Hekemian & Co. for unit 2A at 15-50 Pollitt Drive (Application No. R01 – 2013).

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 application, 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 |
|-----------------------------|-------------|--------------------------|---------------------|--------------------------|
| Unit 21 15-50 Pollitt Drive | \$92,700.00 | \$13,905.00 | \$20,412.44 | 9/26/12 |

Upon review of the application, inspection certificates, bills and certification of completion of work for the subject unit at Radnor Manor referenced above, a motion was made by Arlene Glassman 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 O'Dea abstaining.

Old Business: There was no old business.

Public Comments: There were no comments from the public.

New Business: The Board congratulated Chairman Aversa for being elected as the new president of Fair Lawn All Sports.

There being no further business coming before the Board, upon motion by Mark Singer and a second by Arlene Glassman, the meeting was adjourned at 7:55 p.m.

Submitted by:

A handwritten signature in blue ink that reads "Marianne Pettineo". The signature is written in a cursive style and is positioned above a horizontal line.

Marianne Pettineo
Secretary to the Board