

FAIR LAWN RENT LEVELING BOARD

September 17, 2013

Meeting was called to order by Chairman Aversa at 7:35 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, Arlene Glassman, Sharon Metzger, Michael O'Dea, Saul Rochman, Mark Singer and Robert Waxman

Absent: Amy Di Bellis, Anthony Lauro (Alternate Landlord)

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

Correspondence: None received

Minutes: Upon motion by Arlene Glassman and a second by Mark Singer, the minutes for the meeting of July 16, 2013 were unanimously approved.

Resolution Re: Tenant's Application for Rent Determination or Order Adjusting Rent filed by Daniel Furman, 18-02 Berdan Avenue, Fair Lawn, NJ:

Attorney Tregidgo reviewed the resolution that was previously sent to the Rent Leveling Board.

Upon motion by Mark Singer and a second by Michael O'Dea, the resolution was passed with Arlene Glassman recused.

Member Singer asked what recourse Mr. Furman would have if the landlord did not comply with the resolution and send his payment. Attorney Tregidgo stated that Mr. Furman could go to Court to enforce it or the landlord could go to Court to appeal it, but the landlord must do so within 45 days or their right of appeal will expire. A letter will be sent to the landlord advising him that he must send his payment immediately.

Secretary Pettineo thanked Attorney Tregidgo for his guidance in reviewing the paperwork for the hearing and for preparing the resolution.

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 16-02 Chandler Drive, 19-60 Chandler Drive and 16-26 Chandler Drive (Application Nos. FL15-2013 – FL17-2013 respectively).

Chairman Aversa turned the meeting over to Vice Chairman Glassman.

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
16-02 Chandler Drive	\$74,963.00	\$11,244.00	\$17,304.23	5/7/13
19-60 Chandler Drive	\$74,963.00	\$11,244.00	\$19,335.60	7/30/13
16-26 Chandler Drive	\$74,963.00	\$11,244.00	\$18,447.05	8/6/13

Upon review of the application, 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 Marilyn Carlin 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 passed with Michael Aversa abstaining.

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

Submitted by Hollow Run, c/o Affiliated Management, Inc., for unit at 7B Stewart Place (Application No. HR03-2013):

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
7 B Stewart Place	\$55,215.00	\$8,282.00	\$19,684.20	\$19,684.20

Upon review of the application, 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 Michael O'Dea 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.

Old Business: There was no old new business.

Public Comments: There were no public comments.

New Business: Secretary Pettineo discussed the 2014 meeting dates, which must be submitted to be included in the Borough calendar. The following meeting dates were approved by the Board: January 21, March 18, May 20th, July 15th, September 16th and November 18th. All meetings will take place in Room 201 with the exception of the January and July meetings, which will take place in Room 215.

There being no further business coming before the Board, upon motion by Michael O'Dea and a second by Saul Rochman it was unanimously agreed to adjourn the meeting at 7:45 p.m.



Marianne Pettineo
Secretary to Board