

**BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY
RENT LEVELING BOARD
MINUTES – OCTOBER 15, 2012**

Flag Salute

SUNSHINE LAW: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this Rent Leveling Board meeting of the Borough of Dumont having been sent to *The Record*, the *Ridgewood News*, and posted on the Borough website and in the Borough Hall on October 27, 2011.

ROLL CALL: Terre Considine, Lillian DeCristofaro, Judy Parker, Joseph Woska, Irwin Buchheister, Coleman Szely-present, Al Taxter-absent.

Also present at the meeting were Monica Cho, Board Attorney, Matthew Hayes, Council Liaison and Kathy Schaefer, Board Secretary.

Copies of the Minutes of August 13, 2012 were forwarded to members of the Board prior to the meeting.

Motion to approve the August 13, 2012 Minutes: Ms. Parker

Second: Ms. DeCristofaro

All in favor: Aye

Copies of Resolution 12-02 Establishing Meeting Schedule for 2013 were forwarded to members of the Board prior to the meeting. Ms. Schaefer stated that since the second Monday in October is the 14th, Columbus Day, which is a holiday, the following Monday, October 21st is shown on the resolution.

Motion to approve Resolution 12-02: Mr. Buchheister

Second: Mr. Woska

All in favor: Aye

Copies of Resolution 12-03 Authorizing Fair and Open Process for Legal Notice for Request for Qualifications for Rent Leveling Board Attorney were sent to members of the Board prior to the meeting.

Motion to approve Resolution 12-03: Ms. DeCristofaro

Second: Ms. Parker

All in favor: Aye

Ms. Schaefer advised that the next scheduled meeting for the Rent Leveling Board is December 10th, 2012. The resolutions that were passed this evening normally would have been discussed at the December meeting. Therefore, if there is no new business, the December 10th meeting will probably be cancelled. The board secretary will send out an

email during the first week of December asking if there is any new business to be discussed.

A discussion followed regarding the construction going on at the Dumont Terrace Apartments as to whether the landlord could pass on the cost of building a parking lot on the premises, to the tenants, if each tenant was to be given a private parking spot. The Board members were curious to know whether a landlord's building of a parking lot constituted a capital improvement, in which case the cost may generally be passed onto the tenants.

There was no clear answer. Mr. Buchheister was a member of the Joint Land Use Board at the time the resolution was passed and was adamant that certain representations had been made during the Joint Land Use Board meeting which led him to believe that no cost would be passed on to the tenants.

Councilman Hayes stated that he would get a copy of the Joint Land Use Board final resolution and if there are any questions, he would go back to the Joint Land Use Board.

Motion to adjourn the meeting at 7:35pm: Mr. Woska

Second: Ms. DeCristofaro

All in favor: Aye

Kathy Schaffer
Board Secretary