

**BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY
RENT LEVELING BOARD
MINUTES – OCTOBER 21, 2013**

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.

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

Also present at the meeting were Mark D. Madaio, Esq. and Kathy Schaefer, Board Secretary.

Copies of RFQ submitted by Mark D. Madaio, Esq. for 2013 Rent Leveling Board Attorney were sent to all members of the Board prior to the meeting. Mr. Madaio gave a brief description of his background.

Copies of Resolution 13-02 Authorizing Agreement for Professional Services for Rent Leveling Board Attorney were sent to all members of the Board.

Motion to approve Resolution 13-02: Mr. Taxter

Second: Ms. DeCristofaro

Roll Call Vote: Ms. Considine, Ms. DeCristofaro, Ms. Parker, Mr. Taxter, Mr. Woska:
Aye

Motion to open the meeting to the public: Ms. Considine

Second: Mr. Taxter

All in favor: Aye

There being no members of the public present, motion to close the meeting to the public:

Ms. Considine

Second: Mr. Taxter

All in favor: Aye

Copies of the February 11, 2013 Minutes were sent to all members of the Board prior to the meeting.

Motion to approve the February 11, 2013 minutes: Mr. Taxter,

Second: Mr. Woska

Roll Call Vote: Ms. Considine, Ms. DeCristofaro, Ms. Parker, Mr. Taxter, Mr. Woska:
Aye

Copies of Resolution 13-03 Authorizing Fair and Open Process for Legal Notice for Request for Qualifications for Rent Leveling Board Attorney for the year 2014 were sent to all members of the Board prior to the meeting.

Motion to approve Resolution 13-03: Mr. Taxter

Second: Ms. DeCristofaro

Roll Call Vote: Ms. Considine, Ms. DeCristofaro, Ms. Parker, Mr. Taxter, Mr. Woska:
Aye

Copies of Resolution 13-04 Establishing the 2014 Annual Meeting Schedule of the Rent Leveling Board were sent to all members of the Board prior to the meeting.

Motion to approve Resolution 13-04: Mr. Taxter

Second: Ms. Parker

All in favor: Aye

Roll Call Vote: Ms. Considine, Ms. DeCristofaro, Ms. Parker, Mr. Taxter, Mr. Woska:
Aye

Other Business:

Mr. Woska stated that he is using the apartments where he lives but that you can use any other apartment complexes in Dumont as an example. Have you ever seen on television where they have this freeze on your mortgage, a reverse mortgage, can something like this be done on rents. There are seniors up there who are just about hanging on to what they have, can a freeze or cap be put on the rent. Mr. Madaio stated that you can't cause a moratorium to be placed on rents. Mr. Woska stated he had heard that there were people living in Brook Chester and New Milford that had did it. Mr. Taxter stated that seniors and disabled are supposed to be capped at 2%. Mr. Madaio stated there is no moratorium, Dumont is already under that at 1.9%. Our increases are low, so the tenants are protected. Mr. Woska stated that these people are on a fixed income and with any more increases, they will be out on the street. Mr. Madaio stated that there is nothing we can do.

Ms. Parker stated we should look at the landlord's perspective; tax bills are going up, gas is going up, electric and water bills are also going up.

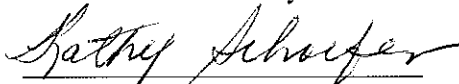
Mr. Madaio stated that landlords are capped at 1.9%. Property taxes haven't gone up more than that. He stated that both sides have a safety net, tenants can receive an increase, except for certain seniors and disabled in some cases, but it cannot be more than the CPI and the CPI is really low at this time. The landlord is protected because the landlord always has the mechanism of a hardship application because he is not making it any more at 1.9%. You can't just say to landlords that you have no right to give an increase.

Mr. Taxter stated that there are apartments in Fort Lee, Palisades Park and a few more municipalities that do have caps for seniors and disabled people. Mr. Madaio stated on certain classes of people you can do a moratorium but it is really dicey. There was a case in Ridgefield, he will pull the file on it, and circulate it to the members of the Board.

Ms. Considine advised that the question is very objective. No one is saying that somebody should or shouldn't help. In the State of New Jersey, you have mentioned towns that are doing it, can we find out concrete information that this can possibly be applied to the town of Dumont. If it does, then it is subjective. If we can provide some information to the Council, let the Council investigate.

Motion to adjourn: Mr. Taxter
Second: Mr. Woska
All in favor: Aye

Minutes submitted by:



Kathy Schaefer
Kathy Schaefer
Rent Leveling Board Secretary