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Township of Bloomfield
Rent Leveling Board
Minutes of April 7, 2021 Meeting
Meeting Held Remotely Via Zoom

Meeting commenced at approximately 7:06 pm

1. Reading of the Open Public Meetings Act notice.
2. Roll Call - Board Members in attendance were: Corey Anderson (arrived at 7:08pm)
Michael Simone
Adela Caceres
Melanie Willette
Naresh Mohan (arrived at 7:13pm)

Also in attendance:

John W. Ferraro, Esq., Board Attorney
Bonnie N. Flynn, Acting Board Secretary
Jared Lustbader – For Applicant

3. No members of the public present to speak on non-agenda items.
4. Vacancy Decontrol applications:

a. 1246 Broad Street – Upon further discovery, it was determined that this apartment building is currently exempt from rent control pursuant to N.J.S.A. 2A:42-84.1 *et seq.* No hearing was needed or held.

b. 11-15 Henry Street – Unit 6A

Appearing for the owner, Glenwood Gardens Apts. LLC, was Jared Lustbader. Mr. Lustbader was sworn in and testified that he is the owner's representative and building manager. Mr. Lustbader further testified that the vacating tenant, Mr. Alserahi, vacated the unit on January 4, 2021. Mr. Alserahi provided prior notice for not renewing the lease as he was moving out of the state. Mr. Alserahi communicated this by email in October 2020 and was provided to the Board on 3/30/21. The previous rent was \$1,545 and the new rent is \$1,595 just slightly over 3%. The two new tenants took possession of the unit on March 15, 2021. No questions from the Board members. A motion was made to approve the vacancy decontrol and

all were in favor. (Exhibit 1 – Application submitted on 3/18/21, Exhibit 2 – Email with vacating tenant in 10/12/20).

5. Approval of minutes from the January 6, 2021 meeting, all were in favor.

6. Approval of minutes from the November 6, 2019 meeting. Approved by Mr. Anderson as he was the only Board member still appointed at that time.

7. Motion to adjourn. Adjournment at 7:21pm.

Respectfully submitted,
/s/ Bonnie N. Flynn
Bonnie N. Flynn, Acting Secretary

Minutes approved on: 7/7/21