

1 Municipal Plaza  
Room 105  
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4192  
Fax: (973) 680-1652  
www.bloomfieldtwpnj.com

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

Meeting commenced at approximately 7:00 pm

1. Reading of the Open Public Meetings Act notice.
2. Roll Call - Board Members in attendance were: Corey Anderson  
Michael Simone  
Melanie Willette

Also in attendance:

John W. Ferraro, Esq., Board Attorney  
Bonnie N. Flynn, Acting Board Secretary

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

a. 378 Broad Street, Apt. 2

Jonathan Ruhl was sworn in. He is one of the members of 378-404 Broad Street, LLC which owns the unit. He confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. The unit is currently vacant. The prior tenant vacated the unit on 1/25/21. The tenant advised he was moving to another location. The application included the vacating tenant's signature as well as current email address. Ms. Flynn advised that she emailed the tenant to advise him of this hearing and did speak with the tenant. The tenant advised that he had no issues with the decontrol matter going forward. A motion to approve the vacancy decontrol application was put forth, with all members voting in favor.

Exhibit A – Application submitted on June 10, 2021

b. 11-15 Henry Street, Apt. 6

Jared Lustbader was sworn in and testified that he was appearing for the owner, Glenwood Gardens Apts. LLC, Mr. Lustbader advised that he is a managing member of the LLC. He confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. Mr. Lustbader advised that the current tenant is vacating the property on 8/31/21. The vacating tenant signed the application confirming that he was vacating voluntarily. Ms. Flynn advised that she did email the tenant to advise him of this hearing date and did not hear back, nor was the emailed returned as unsent. A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on 6/30/21

5. A motion to approve the minutes of the April 7, 2021 meeting was put forth by Ms. Willette and seconded by Mr. Anderson, with all members voting in favor.

6. Discussion regarding meeting in person or to continue with zoom. Each member felt fine with either. It was decided that we would continue with remote but if a matter is contentious or extensive testimony is needed, we would meet in person.

7. Motion to adjourn by Mr. Simone and seconded by Ms. Willette. All in favor.

Adjournment at 7:12 pm.

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

Minutes approved on: 9/1/21