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Township of Bloomfield
Rent Leveling Board
Minutes of October 6, 2021 Meeting
Meeting Held Remotely Via Zoom

Meeting commenced at approximately 7:01 pm

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

Also in attendance:

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

3. Vacancy Decontrol applications:

- a. 11-15 Henry Street, Apt. 13A

Jared Lustbader was sworn in and testified that he was appearing for the owner, Glenwood Gardens Apts. LLC. Mr. Lustbader advised that he is the building manager. 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 tenant vacated the property at the end of September. The vacating tenant signed the application confirming that she was vacating voluntarily. Ms. Flynn advised that she mailed the tenant a letter advising her of the hearing date. The tenant called and was given the information about the hearing and she confirmed that she did sign and leave voluntarily.

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on September 15, 2021

- b. 11-15 Henry Street, Apt. 18

Jared Lustbader was sworn in and testified that he was appearing for the owner, Glenwood Gardens Apts. LLC. Mr. Lustbader advised that he is the building manager. 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 tenant vacated the property on 9/30/21. The vacating tenant signed the application confirming that he was vacating voluntarily. Ms. Flynn advised that she mailed the tenant a letter advising him of the hearing date. The letter was not returned and the tenant did not contact the office.

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on September 21, 2021

4. Motion to approve minutes of September 1, 2021 was put forth by Ms. Willette and seconded by Mr. Simone, with all members voting in favor.

5. Member of the public, D. Whitt, joined the meeting to ask a few questions about rent control. She lives in a rent controlled apartment building and the increase seems too high. The increases were explained to her in connection with CPI. It was suggested that she contact the Mayor and Council if she feels the ordinance should allow for a different method of calculation for senior citizens. Further discussion by the Board about the issue and general understanding of CPI.

6. Motion to adjourn. Adjournment at 7:23pm.

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

Minutes approved on: 12/1/2021