

MINUTES OF THE CALDWELL RENT REVIEW BOARD

November 16, 2016

Meeting called to order 7:00PM

Mr. Galante read the portion of the Open Public Meeting Act

ROLL CALL

PRESENT: Mr. San George, Ms. Evans, Mr. Galante, Ms. Pemrick and Ms. Kerrigan

ALSO PRESENT: Mr. Russo, Esq and Councilman Rodgers

Pledge of Allegiance

MINUTES:

October 19, 2016

Ms. Kerrigan stated that in the minutes where it says "Ms. Pemrick would like to have on the record that Mr. Russo should not be telling the Board how to vote" she doesn't remember that happening and she remembers everyone having a discussion. Ms. Evans responded that her impression was that we all gave opinions including Mr. Russo. Ms. Pemrick feels that he was telling us and the minutes reflect the meeting.

Ms. Kerrigan would like in the minutes that she doesn't feel that Mr. Russo was advising us how to vote he was offering his opinion to the Board.

Minutes of the Rent Review Board meeting accepted and approved.

CORRESPONDENCE:

Drafted letter to send to landlords as a reminder of the ordinance

Board members discussed the letter to be sent to the landlords reminding them of their requirements as a landlord to notify tenants of the existence of the Rent Control Ordinance. Ms. Evans stated that when a new tenant signs a lease they have no way of knowing whether their rent falls within the 25% vacancy deregulation allowance. Mr. Galante responded that it is in the ordinance but it is not enforceable unless a complaint is filed.

Motion to have the Board Secretary send a memo to the landlords reminding them of the Rent Board Ordinance by Ms. Pemrick, seconded by Ms. Kerrigan. All in favor.

Ms. Evans yes
Mr. Galante yes
Ms. Pemrick yes
Ms. Kerrigan yes

Approved 4-0

NEW BUSINESS:

Board members discussed correspondence received from the Borough Attorney in regards to the changes in the ordinance. After discussion the Board Attorney will reach out to the Borough Attorney with changes.

Board members discussed advertising in the Progress once a month for the schedule meetings and the Board Secretary advised the Board that there is not a line item in the Budget for this. Once a year the meetings are advertised in the Progress for all the meetings scheduled in that year.

Board members discussed whether a landlord has a right not to allow someone in the building who would distribute information notices to the apartments. Mr. Russo responded that the ordinance should be checked as far as this subject.

Mr. San George made motion to adjourn meeting at 7:40p.m., seconded by **Mr. Galante**.
All in favor.