

MINUTES OF THE CALDWELL RENT REVIEW BOARD

October 21, 2020

Meeting called to order at 7:03PM

ROLL CALL

PRESENT: Mr. Galante, Mr. Valente (joined at 7:10pm), Mr. Kostecka, Mr. Linden, Councilman Gates. Mr. McGowan, Esq. was also present.

Absent: Ms. Evans.

STATEMENT OF COMPLIANCE

Pledge of Allegiance

MINUTES:

February 19, 2020

Minutes of the Rent Review Board Meeting were accepted and approved.

OLD BUSINESS:

Reviewal of the Borough of Caldwell's Rent Control Ordinance, Chapter 182 of Borough Code.

Board Members discussed components of the existing Borough Ordinance on Rent Control.

Issues presented by Board Members included the following:

- Rent levels specified in the Ordinance seem to be outdated on not based on current market prices.
- Increases allowed for rent seem to be low compared to neighboring towns, however, each town, including Caldwell has different characteristics specific to their municipality.
- Recommendations can be made, if the Board chooses to do so, to the Mayor and Council to make changes in the existing Ordinance.
- Sometimes a tax increase can negate any rent rate increase allowed by a landlord.
- Various stipulations for rental increases can be added. For example, designated specific rental increases for specific areas or zones in Caldwell, correlating rates with incorporation of tax increases, and allowing exemptions for specific types of properties like one and two family residences.

Mr. Galante asked the Board Members to consider all issues raised during the meeting and to reconvene discussion at the next scheduled Board Meeting on November 18, 2020 to discuss the following topics:

- Should the percentage of allowed rental increases be increased for the Borough?
- Should the "step system" for rental increases be abandoned, or should it be tied to CPI or tax increases?
- Should the Borough set different regulations with regard to rental increases for different areas or districts in town?
- Should there be different provisions in the regulations for when there is a vacancy in the rental unit?

- Should the Board ask the Mayor and Council to have the Rent Control Ordinance re-written to address changes and reworded so that the language is clearer to understand?

Mr. Galante made a motion to adjourn the meeting at 7:42PM, seconded by Mr. Kostecka.
All Board Members were in favor.

Meeting adjourned at 7:42PM.