

**MINUTES OF THE CALDWELL RENT REVIEW BOARD**  
**May 15, 2024**

A meeting of the Borough of Caldwell Rent Review Board was held at the Irene Gibbons Health and Human Services Building, located at 14 Park Avenue, Caldwell, NJ 07006, at 7:00PM on Wednesday, May, 2024.

**PRESENT:** Councilman Jurgensen, Ms. Evans, Mr. Kostecka, Mr. Irwin and Mr. Galante. Mr. Chiaia was also present.

**ABSENT:** None.

**STATEMENT OF COMPLIANCE**

**PLEDGE OF ALLEGIANCE**

**MINUTES:**

The meeting minutes from April 17, 2024 were accepted and approved by the Board.

**RESOLUTIONS:**

**Resolution of the Caldwell Rent Board Regarding the Tenant Complaint Filed by Victor Victoratos**  
501 Bloomfield Avenue

A to approve the resolution was made by Mr. Kostecka, and seconded by Mr. Irwin.  
Upon roll call, the votes were as follows:

Ms. Evans	yes	
Mr. Kostecka	yes	
Mr. Irwin	yes	
Mr. Galante	yes	(4 - 0 - 0) Approved.

Mr. Galante signed the resolution into the record on 7/12/2024.

**Resolution of the Caldwell Rent Board Regarding Ordinance Review of Chapter 182.**  
Rent Control Ordinance for the Borough of Caldwell

Mr. Galante and Mr. Chiaia discussed the parameters for the Senior discount portion of the Ordinance recommendation. It was decided that the process of an application for the Senior discount would be ironed out by the Borough Council.

A motion to approve the recommendations for Ordinance Revision, was made by Mr. Kostecka and seconded by Ms. Evans.

Upon roll call, the votes were as follows:

Ms. Evans	yes	
Mr. Kostecka	yes	
Mr. Irwin	yes	
Mr. Galante	yes	(4 - 0 - 0) Approved.

Mr. Galante signed the resolution into the record on 7/12/2024.

**OLD BUSINESS:**

**Moscattello Tenant Complaint, 4 Provost Square**

*Tabled from the February 21, 2024, March 20, 2024, and April 17, 2024 Meetings*

Mr. Galante provided a brief update on the progress of Ms. Moscattello’s Complaint against her landlord with regard to water leakage in her apartment and in the hallway of her apartment building. The landlord had been issued by the Zoning Official, Mark Guiliano, a Violation Notice to fix the problem. He had hired the proper equipment to make the necessary repairs, which are still in some stage of progress. The landlord’s attorney had asked for and was given a postponement of the court date for the violation until April 25, 2024. Ms. Heun advised that since then, the ticket was dismissed as the repairs to the building were made. Complainant had not responded to the Fire Official, after he asked if any leaks had returned.

Mr. Kostecka made a motion to table Ms. Moscattello’s Complaint until the next meeting date when more information could be provided. Mr. Irwin seconded the motion.

Upon roll call, the votes were as follows:

- Mr. Evans                    yes
- Mr. Kostecka                yes
- Mr. Irwin                    yes
- Mr. Galante                 yes

(4 - 0 - 0) Approved.

**OPEN TO PUBLIC**

**Mr. Fernando: 550 Bloomfield Avenue: Management has changed recently and have sent out a notice denying us visitor parking. They have asked that we sign a document to accept this. Many tenants have refused to sign this document. Does the landlord have to provide some form of visitor parking?**

Mr. Galante asked if it was it provided prior to the new management.  
**Mr. Fernando said it was previously provided. Now when we have visitors, there is no place to park.**  
Mr. Galante suggested filing a written complaint with the board, so we can get the facts from both sides. The complaint form is on the website.

**Mr. Galante encouraged the Board and the public to take a look at the next few Council meetings, as that is where this ordinance will be discussed.**

**ADJOURNMENT**

Ms. Evans made a motion to adjourn the meeting, seconded by Mr. Irwin.  
The meeting adjourned at 8:12PM.

Respectfully Submitted,

Brittany Heun  
Rent Board Secretary