

MINUTES OF THE CALDWELL RENT REVIEW BOARD
July 17, 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 7:02PM on Wednesday, May, 2024.

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

ABSENT: Mr. Galante

STATEMENT OF COMPLIANCE

PLEDGE OF ALLEGIANCE

MINUTES:

The meeting minutes from May 15, 2024 were accepted and approved by the Board.

NEW BUSINESS:

Diorio Complaint, 2 Lane Avenue
2 Lane Avenue, Apt. 5

Ms. Evans stated that the complainant is not present, but I had some questions. The lease submitted was from 2020 and not current. According to the code, the landlord should have notified the tenant but we cannot ascertain if that happened. Mr. Chiaia said that the Board can take a motion to send a letter putting the complainant on notice that there is an exemption. The letter would state that the Board cannot hear this complaint, as this is an exempt building.

Mr. Chiaia said that at the next meeting, we will be hearing a complaint for 550 Bloomfield Ave. It is going to have the same outcome. I was going to ask if you want to send a letter to that complainant of the same effect.

Ms. Evans asked if it make a difference legally if they were not notified of the exemption? Ms. Evans portion of N.J.S.A. 2A:42-84.1-84.6 that addresses notice requirements.

Mr. Chiaia asked if we have a letter from the attorney saying that all tenants were notified? Ms. Heun advised that no such letter has been received. Mr. Chiaia informed the board about this statute, and what it's purpose. Ms. Diorio's complaint addresses rent increase, which is exempt. Handicap parking, is outside the Board's jurisdiction. Tenant's rights not posted, they are exempt from the Ordinance and don't have to follow. We can send a letter which would save her the time of coming out. It is up to the board.

Ms. Evans said that Borough Code Chapter 182-20 does state that the notice has to be published, but I have never seen one. Mr. Chiaia, read this section. This landlord is not under control of this chapter.

Mr. Kostecka asked what is the difference between our Borough Code and State Code when it comes to us? Mr. Chiaia said that it has to do with jurisdiction. People can come to the Board for relief from

Borough Ordinances but not from State law. Mr. Kostecka asked if the Borough's Code Enforcement officer could take a look at this as well.

Motion to dismiss complaint but refer lack of handicap parking to Mr. Giuliano

Upon roll call, the votes were as follows:

Mr. Evans	yes
Mr. Kostecka	yes
Mr. Irwin	yes
Mr. Galante	absent

(3 - 0 - 0) Approved.

OLD BUSINESS:

Moscatello Tenant Complaint, 4 Provost Square

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

Ms. Evans asked if there is an update on the repairs. Ms. Heun advised that per our Code Enforcement Officer, the repairs have been done. The Summons that was issued on the Landlord for not completely the repairs in a timely manner has been rescind.

OPEN TO PUBLIC

No Public Comments

ADJOURNMENT

Mr. Kostecka made a motion to adjourn the meeting, seconded by Mr. Irwin.
The meeting adjourned at 7:19PM.

Respectfully Submitted,

Brittany Heun
Rent Board Secretary