

Mr. Galante stated for the record that the continuation of the hearing of Mr. Galiano's complaint would be on Wednesday, October 16, 2024 at 7:00 PM in the same location, 14 Park Avenue, Caldwell, NJ. Mr. Chiaia stated that Mr. Galiano has active cases in Court and that the Board granting an adjournment of the hearing of his complaint was a fair and courteous response to his request.

OLD BUSINESS:

Ordinance Review of Chapter 182.

Rent Control Ordinance for the Borough of Caldwell

RESOLUTION:

Recommendations by the Caldwell Rent Review Board to the Governing Body for Revisions to the Rent Control Ordinance for the Borough of Caldwell

Mr. Galante stated that the Resolution before the Board Members for approval is an updated version that has the proposal for a discounted annual rent increase allowance for Senior Citizens removed from the recommendations for amendments to the Governing Body.

Mr. Irwin made a motion to approve the updated Resolution. Mr. Kostecka seconded the motion. Upon roll call, the votes were as follows:

Mr. Kostecka	yes	
Mr. Irwin	yes	
Mr. Galante	yes	(3 - 0 - 0) Resolution Approved

Mr. Galante stated for the record that he was signing the approved Resolution from the Rent Review Board to the Governing Body recommending amendments to the Borough of Caldwell's Rent Control Ordinance.

Councilman Jurgensen informed the Board that he would forward a copy of the Resolution to the Borough Attorney.

OPEN TO PUBLIC:

There were no public comments.

Mr. Kostecka made a motion to adjourn the meeting, seconded by Mr. Irwin. The meeting adjourned at 7:22 PM.

Respectfully Submitted,

Kim Conlon
Rent Review Board Secretary

GK

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ERNEST R. BOOKER **
LAWRENCE D. RAISS**

September 26, 2024

*ALSO MEMBER OF NY BAR
Δ ALSO MEMBER OF PA BAR
** RETIRED

Via Email: bheun@caldwell-nj.com

Brittany Heun, Deputy Clerk
Rent Review Board Secretary
Borough of Caldwell
24 Smull Avenue
Caldwell, New Jersey 07006

**RE: Owner: Legacy Real Estate Group
Tenant: Louis Galiano
Premises: 550 Bloomfield Avenue, Unit 21, Caldwell, New Jersey**

Dear Ms. Heun:

This office represents the Owner of the above referenced Property. I am writing to clarify a statement I made to the Rent Review Board at last night's meeting. When asked if Mr. Galiano's lease was current or if he was month-to-month, I responded that he is month-to-month and that he has not yet signed his lease renewal.

I had Mr. Galiano's lease mixed up with another resident. Mr. Galiano is not a month-to-month tenant at this time. He did sign a lease renewal in December 2023 which does not expire until December 31, 2024. His lease renewal for the term beginning January 1, 2025 has not yet been sent out to him. However, my statement that any notice of increase over 2.75% was rectified was accurate, and our position remains the same as set forth in our May 31, 2024 Answer.

Thank you.

Very truly yours,

GOLDSTEIN KELIN LLC

By: 
Adrienne LePore

AL:ed

cc: John Chia, Esquire – via Email
Legacy Real Estate Group – via Email