

City of Perth Amboy – Rent Leveling Board Meeting
Monday, February 1, 2021
Minutes: Meeting commenced @ 7 p.m. via zoom

Welcome: Chairperson S. Hubberman read open public meeting act.

Roll Call: Rebecca Minacapelli, Luz Ramirez, Jenny Alvarez, Vincent Mackial, and Chairperson Sharon Hubberman

Kevin McManimon, Esq. and Dianne Roman (recording secretary to the RLB and City representative)

Pledge of Allegiance

Approval of Minutes: 12.28.20

Vincent Mackial

Luz Ramirez

Motion

2nd the Motion

All members in attendance accepted the minutes.

Topics of discussion:

Increasing number of RLB member: It would allow for the business of the board to continue, without interruption due to quorum. Many other RLBs throughout the state have a seven board member. This includes other Faulkner forms of government.

Conversation took place and Board Chairperson Hubberman asked for feedback from all members.

Chairperson asked for feedback from Mr. McManimon to clarify language on the ordinance on membership.

The Board was agreement to make a recommendation to the Administration to increase membership from 5 to 7 members with one alternate.

Vincent Mackial

Luz Ramirez

Motions

2nd the motion

D. Roman will share the information with the Administration and reach out to Law department for guidance on this recommendation; as it would require ordinance to be changed.

In addition, discussion continue in regards to the selection of a member to be selected to run meetings in the absence of the current chairperson. By increasing the size of the membership it will allow for possibly a homeowner who will meet the requirement of

the ordinance as it stands. There should also be some flexibility of language in the ordinance or a revision of the language, so as not to be in violation when there is not a member that meet the language compliance.

D. Roman will reach out to law department to further explore what the possibilities will be.

D. Roman provided feedback to RLB members in regards to the open positions on various boards including this board. Closing date is 2/12th. All current RLB members did submit new applications. Recommendations for appointment will be made by the Administration at a future City Council meeting; possibly in March.

RLB discusses upcoming training to be provided by CJLS, housing attorney Mr. Michael Gildenberg'.

Board members decided on Wednesday, February 24th @ 7 p.m. D. Roman will reach out to confirm date and will send everyone a meeting invite on outlook.

Old Business:

Discussion on 2021 meeting dates since there were a couple of previously selected dates that fell on Federal holidays. The Board selected new dates which fell on Monday's since the majority agree that Monday's would work best.

RLB 2021 Meeting Dates:

Monday, March 1, 2021

Monday, April 5, 2021

Monday, May 3, 2021

Monday, June 14, 2021

Monday, July19, 2021

Monday, August 2, 2021

Monday, September 13, 2021

Monday, October 4, 2021

Monday, November 1, 2021

Monday, December 13, 2021

Meeting time: 7 p.m.

Location: Meeting will be held via Zoom (at this time)

D. Roman will share the above with City clerk accordingly.

New Business:

Mr. Mackial wanted to discuss issues pertaining to Rental registration for better understanding.

D. Roman reminded members that there are many issues that will want to be addressed by the RLB that it would need to be refer to Tenant/Landlord court.

In reviewing the presented application for formal complaints; Chairperson Hubberman wanted to ensure that the language under 'maintenance of standards' is looked at closely.

Additional comments were made in regards to tenant/landlord education and responsibility.

Other topics discussed under new business: Should there be a filing fee for complaints;

D. Roman provide comments that it would not be a good idea to charge a fee for someone who may be coming to the RLB with hardship of a rent increase.

Mr. Mackiel and Chairperson Humbberman indicated that the rent control ordinance needs to be reviewed as well as enforcement. Hopefully it can address in the near future.

D. Roman also provided feedback on recent calls to OHSS in regards to rental assistance. Currently there is a moratorium on evictions but we do expect that once it is lifted, property owners will want to increase rents and/or file evictions for nonpayment of rent.

Open to the Public:

Jonathan Moore from Montclair, NJ was in attendance and wanted to commend the board for the Professional format of the meeting.

Having no more business of the RLB:

Motion was made to close the meeting:

Rebecca Minacapelli	Vincent Mackial
Motion	second the motion

All members were in agreement.

Meeting adjourned at 8:29 p.m.