

Rent Leveling Board Meeting: December 28, 2020

Minutes: Meeting commenced at 7:03 p.m.

Attendance: Sharon Hubberman, Vincent Mackiel, Rebecca Minacapelli, Jenny Alvarez (excused), Luz Ramirez (excused)

Member of the public: Adrienne Benberry (Rental property owner)

Staff: Peter Kings, Esq., Dianne Roman

Pledge of Allegiance

Nomination of Chairpseon

First order of business elect a member of the board to serve as Chairperson, the description of the guidelines for chairperson were read by D. Roman. Peter King provided further details. As such, Ms. Hubberman was nominated to serve as Chairperson of the Board.

Rebecca Minna Vincent Mackiel

Nomination, 2nd the Motion

All members in attendance accepted the nomination.

D. Roman provided feedback in regards to some of the material emailed to the board including copies of Rent control ordinances from a couple of neighboring communities. This included cities under the Faulkner form of government.

D. Roman included information of things that need to be looked at by the board including possibly making modifications to the ordinance.

Rent Control Ordinance

Board members agree including the following:

- Extending the membership of the board to seven members in order to secure quorum and allow the business of the RLB to continue without interruption.
- Extending the term years
- Modifying the language to provide some flexibility for the acting chairperson in the event the Chairperson of the Board is not able to attend the meeting.
- P. King added that the board must follow the language of the ordinance until it is amended/change. Since there are no other members that would meet the guidelines to serve in the absence of the Chairperson meetings can be cancelled. He also suggested that there could be working groups of no more than two people to work on the three initial items right away.
- Chairperson Ms. Hubberman asked of Mr. King if the ordinance can be change in stages understanding that there is a lot of items not included in our ordinance (when comparing it to other municipalities). Mr. King did say that changes could be done in stages.
- Chairperson Ms. Hubberman felt that it would be important for the contact numbers/emails to be share amongst each other for better communication within the board.

- Mr. Mackiel, added that we should have on our website educational information for both tenants and landlords in regards to rent control.
- Chairperson Hubberman asked about a budget. D. Roman added that there are some expenses including attorney fees and public notices. Once the City Council approves the 2021 budget, D. Roman will share it with the Chairperson accordingly. Chairperson Hubberman was concerned and wanted to ensure that we stay within allotted budget.

2021 Meeting dates:

- By a unanimous vote, the members voted to host future meetings on the first Monday of the month with the exception of January and any other date which may conflict due to a holiday (7/5 and 9/5) In which cases the board will decide in meeting a month prior on alternate dates.
- Chairperson Hubberman asked if anyone had a problem with having January's meeting on Monday 1/25th at 7 p.m. to allow department to forward some additional information. For the safety and wellness of all, meetings will be via zoom until it is deemed appropriate to meet in person.
- Mr. King also indicated that we need to plan for a meeting location; possibly AJC or the Council Chambers where meetings can be recorded.
- Meetings will be posted for the public in compliance with regulations

New Business:

- Chairperson Hubberman asked in regards to training for the Board. D. Roman indicated that she would reach out to Legal Services of NJ or our local CJLSNJ with the hope that they can provide some support in training for the board.

Comments from the public:

Adrienne Benberry, (property owner in PA) provided remarks in regards to satisfaction that the board had been formed. She was impressed with the meeting and looks forward to attending future meetings.

Adjournment:

Motion to adjourn the meeting:

Mackiel; seconded by Chairperson Hubberman

8:29 p.m.