



# TOWNSHIP OF NUTLEY

RENT LEVELING BOARD  
NUTLEY, NEW JERSEY 07110



## Nutley Rent Leveling Board

**Meeting Minutes:** September 8, 2016  
**Meeting Place:** Conference Room Town Hall  
**Meeting Called to order:** 4:00 PM

Proper notice of the meeting was given in compliance with the Open Public Meetings Act.

### **Roll Call**

**Present:** Alan Budd  
James Kuchta  
Marilyn Del Plato  
Patricia Williams  
Joseph Hannon  
Rosanna Tangorra  
Jason Kirk

**Absent:** Anthony Palmeri  
Dr. Gerard Parisi  
Lori Monaco

1. Minutes of the May 12, 2016 were approved as distributed.
2. Two Tenant/ Landlord issues can before the Board:
  - a. A tenant notified the Board about an increase he had received which he believed was in violation of the Code. A representative of the landlord appeared before the Board to explain the increase. The rationale for the increase, which he admitted exceeded the 5% (4% if heat is not provided) allowed in the code but was to make up for increases not taken by the prior owner and to recover expenses the current owner incurred while holding the mortgage on the property. The Board reviewed the rent roster submitted to establish the correct base rent. It then ruled that the landlord's increase must conform to the ordinance and be limited, since heat is not provided, to 4% of the base rent
  - b. A tenant of a two family home came before the Board inquiring about his rights to "sublet" his spare bedroom and the amount of his rent increase. The Board noted that the Code only applied to properties containing four or more units. It also noted that the owner had the right to prohibit a tenant from subletting a portion of the apartment.



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3. The Board discussed the report prepared for the Commissioners and asked the Board's attorney draft an ordinance to the Commissioners changing the requirement.
4. The Board discussed recommending to the Commissioners an amendment to the Code which would provide relief to Seniors and Disabled tenants similar to provision contained in, amongst other towns, Rutherford and West Orange's respective Codes. It was the consensus of the Board not to make such a recommendation. It could open the door to other areas of relief and be a burden on the landlords. It was noted that there are various avenues to obtain financial help and that some landlords already limit increases to seniors with financial issues.

The meeting adjourned at 4:50 PM