



TOWNSHIP OF NUTLEY

RENT LEVELING BOARD
NUTLEY, NEW JERSEY 07110



Nutley Rent Leveling Board

Meeting Minutes: October 13, 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:	Lori Monaco James Kuchta Jason Kirk	Joseph Hannon Marilyn Del Plato Patricia Williams
Absent:	Anthony Palmeri Dr. Gerard Parisi	Alan Budd Rosanna Tangorra

1. Minutes of the September 8, 2016 were approved as distributed.
2. Two Tenant/ Landlord issues came before the Board:
 - a. A representative for the owner of the Hillside apartments came before the Board. It was explained to him that their increases were within the Code but that, as is done in other apartment complexes, it is not necessary to impose the full increase allowed on all tenants. Further, a landlord could grant a lower percentage increase to certain tenants and not be discriminating against the other tenants.
 - b. A landlord came before the Board to inquire about charging late fees. A lease does not exist between the landlord and tenants. He was advised to initiate leases with each of his tenants specifying the rent, due date and the charge for late payment of rent.
3. Jason Kirk reported that a letter was sent to each landlord stating that, in accordance to the Township Code, rent roasters are due by December. He reported that none of the letters were returned as undeliverable and that he has already received eight rosters.

The meeting adjourned at 4:25 PM