

**Rent Leveling Board Minutes: February 27, 2024, 6:00 PM**

**Call the Meeting to Order (S)**

I would like to call this meeting to order. This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (N.J.S.A 10:4-6 thru 10:4-21). Notices were placed in the official publications for Monroe Township (i.e.: Courier Post and The Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex.

**Salute the Flag Open (S)**

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, One Nation under God, indivisible, with liberty and justice for all.

**Roll Call (S)**

Carolann Fox (P) Eric Fooder (P) John Romano (P)  
Sandra Graise (P) Rosemary Dilolle (P) Richard Coe (P)  
Gina Burton (P) *Joe Fisona (P)*

**Open Nominations for Chairperson (S)**

Motion to Open Nominations for Chairperson- *Joe Fisona* Second: Sandra Graise

Nominations- Richard Coe

Motion to Close Nominations for Chairperson: Felicia McBride Second: Gina Burton

**Roll Call Vote (S)**

Eric Fooder (Y) John Romano (Y)  
Rosemary Dilolle (Y) Richard Coe (A)  
Gina Burton (Y) *Joe Fisona (Y)*

Hand meeting over to nominated Chairperson

**Open Nominations for Vice Chairperson (CP)**

Motion to Open Nominations for Vice Chairperson: Richard Coe Second: John Romano

Nominations: Eric Fooder

Motion to Close Nominations for Vice Chairperson: Richard Coe Second: Gina Burton

**Roll Call Vote (S)**

Eric Fooder (A) John Romano (Y)  
Rosemary Dilolle (Y) Richard Coe (Y)  
Gina Burton (Y) *Joe Fisona (Y)*

**Roles and Responsibilities of Board Members (Sandra Graise)**

Material covered-

§243-2 Determination of rents (3, 4B, D, E)

§243- 9 Additional rent increases (A, B, H)

§243-12 Appeals (A, B)

§243-15 Market adjustment (A, B)

**New Business (CP)**

None at this time.

**Old Business (CP)**

None at this time.

**Open to Public (CP)**

Motion to Open to Public Discussion: Eric Fooder Second: John Romano

Resident 1: Is there a time limit on when a project must be started?

Sandra Graise: The ordinance does not speak to a time limit. (Referred to page 5) There is 18 months preceding to pass through the increase.

Resident 2: In December there was a 3.8% increase when only a 2% increase should have occurred. There is a 1.8% difference "because of taxes" though there were no tax increases. Is this something the board will look into because the board was established in October and this occurred in December?

Carolann Fox- Noted to bring this up in the council meeting the next day.

Sandra Graise: Tenants will have a formal application to put in to the board for review. The board then has 45 days to make a determination.

Resident 3: If our taxes are raised within the limits, what part of the property was the tax on? Is the tax being split between total lots on the property or by total occupied lots? It is not fair for the residents to have to carry that tax. Will the board determine if this is something that can be taken off?

Sandra Graise: Could be at the boards discretion. (Application for Reassessment)

Motion to Close Public Discussion: Eric Fooder Second: John Romano

**Adjournment (CP)**

Motion to Adjourn Meeting: Eric Fooder Second: John Romano

Respectfully submitted,

Felicia McBride, Secretary

*These minutes were prepared from excerpts of the tape-recorded proceedings of the Rent Leveling Board Meeting of February 27, 2024 and serve as only a synopsis of the proceedings.*

Approved as submitted Felicia McBride Date 03/25/2024

Approved as corrected Felicia McBride Date 03/25/2024