

**Rent Leveling Board Meeting:**

**March 25, 2024, 5:30 PM**

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

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 (Secretary)**

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 (Secretary)**

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

**New Business (Chairperson)**

1. February meeting minutes

Motion to approve the minutes of February 27<sup>th</sup>: Richard Coe    Second: Eric Fooder

All members agreed to approving minutes.

2. 2024 meeting schedule

Motion to approve the schedule for 2024: Eric Fooder *with provision that times change to 6PM*

Second: Gina Burton

All members agreed to approving schedule

3. Discuss new application forms.

- a. Motion to approve the amended tenant complaint form: Eric Fooder

Second: Joe Fisona

- i. All members agreed to approve the amended *Tenant Complaint Form*.

- b. Motion to approve the amended Request for Rent Increase due to Major Capital Improvements Form: Joe Fisona

Second: Eric Fooder

- i. All members agreed to approve the amended *Request for Rent Increase due to Major Capital Improvements Form*

- c. Motion to approve the amended *Request for Hardship Rent Increase*: Eric Fooder

Second: Joe Fisona

- i. All members agreed to approve the amended Hardship for Rent Increase Form.
- 4. Discuss creating a rent leveling board email
  - a. Motion to approve the creation of a rent leveling board email: Joe Fisona Second: Eric Fooder
    - i. All members agreed to approve the creation of a rent leveling board email.

**Old Business (Chairperson)**

Members will discuss old business.

**(None)**

**Open to Public (Chairperson)**

Motion to Open to Public Discussion: Eric Fooder Second: Joe Fisona

Resident 1: If the home is sold, will it be grandfathered in to the rent leveling cap for the next owner? It is not fair for the new owners.

Sandra Graise: The ordinance does not speak to that. Everything is looked at case by case.

Resident 1: The Request for Hardship Rent form seems to be singling out the renters.

Sandra Graise: The forms provide the board with the ability for review.

Resident 2: There is a Fairness issue.

Resident 3: When a resident moves out, the new owners are charged more than what others pay.

Sandra Graise: File a complaint form for board review.

Motion to Close Public Discussion: Eric Fooder Second: Joe Fisona

**Adjournment (Chairperson)**

Motion to Adjourn Meeting: Eric Fooder

Second: Joe Fisona

*These minutes were prepared from excerpts of the tape-recorded proceedings of the Rent Leveling Board Meeting of March 25, 2024 and serve as only a synopsis of the proceedings.*

Approved as submitted Felicia McBride Date 04/29/2024

Approved as corrected Felicia McBride Date 04/29/2024