

Rent Leveling Board Meeting:

April 29, 2024, 6:00 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 (Chairperson)

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

Old Business (Chairperson)

None

New Business (Chairperson)

1. March Meeting Minutes

Motion to approve the minutes of March 25th: Joe Fisona Second: Eric Fooder

All members agreed to approve the March meeting minutes.

2. Rent Leveling Board Email: rentlevelingboard@monroetownshipnj.org

Members were notified of the creation of Rent Leveling Board email.

3. Tenant Complaint Form 001 Discussion

Sandra Graise: This complaint has already been ruled on by the Superior Court as an effective rent increase. The board can not overturn this.

4. Vacancy Decontrol Forms

Members were notified of vacancies; submitted by Friendly Village.

Open to Public (Chairperson)

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

Resident 1: *Submitted Tenant Complaint Form to be heard at next meeting (05/20/2024)*

Resident 2: Can the landlord raise the rent for road maintenance?

- Sandra Graise: The ordinance has a specific request process for Hardship Rent Increase.

Resident 3: Should the 2% have included real estate tax?

- Eric Fooder: The 2%+ real estate tax rental increase the landlord gets. Everything else must go through the board for approval. This information is now public record and must be justified.

Resident 4: Wanted to clarify that the 2%+tax rental increase is for each fiscal year. What is the increase on? Where is the money subdivided? If businesses have to justify where the money goes, why don't the landlords?

- Richard Coe: According to the ordinance, landlord's get a no questions asked 2%+tax increase yearly. Everything else must go through the board for approval. Justifications are required for anything other than the 2%+tax rental increase.

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

Adjournment (Chairperson)

Motion to Adjourn Meeting: Eric Fooder Second: Joe Fisona

Respectfully Submitted,
Felicia McBride, Secretary

These minutes were prepared from excerpts of the tape-recorded proceedings of the Rent Leveling Board Meeting of April 29, 2024 and serve as only a synopsis of the proceedings.

Approved as submitted Felicia McBride Date 05/20/2024

Approved as corrected Felicia McBride Date 05/20/2024