

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4192
Fax: (973) 680-1652
www.bloomfieldtwpnj.com

Township of Bloomfield
Rent Leveling Board
Minutes of January 6, 2021 Meeting
Meeting Held Remotely Via Zoom

Meeting commenced at approximately 7:00 pm

1. Reading of the Open Public Meetings Act notice.
2. Roll Call - Board Members in attendance were: Corey Anderson
Michael Simone
Adela Caceres

Also in attendance:

John W. Ferraro, Esq., Board Attorney
Bonnie N. Flynn, Acting Board Secretary
Shariq Mustafa – for the applicant, 336-344 Hoover Avenue

3. Appointment of Chair for 2021. Nomination made for Mr. Anderson. Second by Mr. Simone. All in favor.

Appointment of Vice Chair for 2021. Nomination made for Mr. Simone. Second by Ms. Caceres. All in favor.

4. No members of the public present to speak on non-agenda items.

5. Vacancy Decontrol applications for units at 336-344 Hoover Avenue (Block 687, Lot 85) Appearing for the owner, Hoover Ave Apartments, LLC was Shariq Mustafa.

a. 336 Hoover Avenue, Apt. 2

Mr. Mustafa was sworn in and advised that he is one of the owners of the property. He confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. A complaint for eviction was filed against the tenants and the parties reached a settlement agreement. A motion to approve the vacancy decontrol application was put forth with all members voting in favor.

Exhibit A – Application submitted on 12/16/20

b. 338 Hoover Avenue, Apt. 2

Mr. Mustafa confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. The tenant, Anthony Clarke, vacated the unit voluntarily and without coercion and signed a certification on 7/5/20 confirming said vacancy. Mr. Clarke is now living in another unit on the property. A motion to approve the vacancy decontrol application was put forth with all members voting in favor.

Exhibit A – Application submitted on 12/16/20

c. 344 Hoover Avenue, Apt. 1

Mr. Mustafa confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. Mr. Mustafa confirmed that when the property was purchased in December 2019, the unit was vacant. A motion to approve the vacancy decontrol application was put forth with all members voting in favor.

Exhibit A – Application submitted on 12/16/20

d. 344 Hoover Avenue, Apt. 3

Mr. Mustafa confirmed that the application before the Board is a true and accurate copy of what was submitted by the owner. Same was marked as Exhibit A. The tenant, Sam Verderese, vacated the unit voluntarily and without coercion and signed a certification on 9/11/20 confirming said vacancy. Mr. Flynn advised that a letter dated 12/21/20 was sent to Mr. Verderese regarding the hearing and no response was received and the letter was not returned. A motion to approve the vacancy decontrol application was put forth with all members voting in favor.

Exhibit A – Application submitted on 12/16/20

6. Motion to approve minutes of December 2, 2020 was put forth by Mr. Anderson and seconded by Mr. Simone, with all members voting in favor.

7. Discussion of the 2021 meeting schedule which will remain the same with meetings each first Wednesday of the month. Also discussed was the format of the remote meetings. We will continue remote meetings until further notice and sharing the screen with the applications was helpful.

8. Motion to adjourn. Adjournment at 7:13pm.

Respectfully submitted,
/s/ Bonnie N. Flynn
Bonnie N. Flynn, Acting Secretary

Minutes approved on: 4/7/21