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Township of Bloomfield
Rent Leveling Board
Minutes of September 1, 2021 Meeting
Meeting Held Remotely Via Zoom

Meeting commenced at approximately 7:07 pm

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

Also in attendance:

John W. Ferraro, Esq., Board Attorney
Bonnie N. Flynn, Acting Board Secretary

3. No members of the public present to speak on non-agenda items.
4. Vacancy Decontrol applications:

a. 35 Conger Street, Apt. 1L

Chelsie Edwards was sworn in. She represents the owner. She 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 passed away and proofs were provided verifying same. The new rent is \$1,495.00 and the new tenants moved in on July 29, 2021. A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on August 13, 2021

b. 35 Conger Street, Apt. 3R

Josh Porter was sworn in. He represents the owner as in-house counsel. 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. Vacating tenants moved out on or about 9/30/20 by willful abandonment. The tenants had indicated for many months that they intended to leave but did not respond to any emails or communication so they could sign the acknowledgement. Ms.

Flynn advised that she emailed one of the vacating tenants for which an email address was provided regarding the upcoming hearing and did not hear back, nor was the email returned as unsent. A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on August 13, 2021

c. 11-15 Henry Street, Apt. 4

Jared Lustbader was sworn in and testified that he was appearing for the owner, Glenwood Gardens Apts. LLC, Mr. Lustbader advised that he is the owner. 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. Mr. Lustbader advised that the current tenant is vacating the property at the end of September because she is relocating for work. The vacating tenant signed the application confirming that he was vacating voluntarily. Ms. Flynn advised that she did email the tenant to advise her of this hearing date and did not hear back, nor was the email returned as unsent. Mr. Lustbader did provide additional documentation via email to the Board Attorney during the meeting from the vacating tenant's employer confirming her relocation plans. A motion to approve the vacancy decontrol application was put forth, with all members voting in favor. Exhibit A – Application submitted on August 20, 2021

5. A motion to approve the minutes of the July 7, 2021 meeting was put forth by Mr. Simone and seconded by Mr. Anderson, with all members voting in favor.

6. Motion to adjourn made by Ms. Willette and seconded by all.

Adjournment at 7:27 pm.

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

Minutes approved on: 10/6/21