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

Meeting commenced at approximately 7:03 pm

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

Also in attendance:  
John W. Ferraro, Esq., Board Attorney  
Bonnie N. Flynn, Acting Board Secretary

3. Vacancy Decontrol applications:
  - a. 11-15 Henry Street, Apt. 19

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 building manager. 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 tenant will be vacating the property at the end of the year. The vacating tenant signed the application confirming that he was vacating voluntarily. Ms. Flynn advised that she emailed the tenant a notice advising him of the hearing date and received no communication from him.  
Exhibit A – Application submitted on November 8, 2021.

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor.

b. 11-15 Henry Street, Apt. 22

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 building manager. 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 tenant vacated the property without notice to the owner. Mr. Lustbader advised that he had been trying to get in touch with the tenant since August in connection with outstanding payments. The super gained access to the unlocked apartment and everything was cleared out. There was a leak in an upstairs apartment and the reason for the entry. His cell phone number had been disconnected. The email address provided was used in the past in connection with monthly rent. Ms. Flynn advised that she emailed the tenant a notice advising him of the hearing date and received no communication from him.

Exhibit A – Application submitted on November 10, 2021.

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor.

c. 378 Broad Street, Apt. A1

Jonathan Ruhl was sworn in and testified that he was appearing on behalf of the owner, 378-404 Broad Street, LLC. Mr. Ruhl advised that he is a member of the LLC. 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. The vacating tenant signed the application confirming that she was vacating voluntarily. Ms. Flynn advised that she mailed the tenant a notice advising her of the hearing date and received no communication from her.

Exhibit A – Application submitted on November 15, 2021.

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor.

d. 88 Monroe Place, Apt. 307

Lawrence S. Eichler was sworn in and testified that he was appearing on behalf of the owner, Sheller Co LLC, where he is a manager at the LLC. 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. One of the vacating tenants signed the application confirming that they were vacating voluntarily by November 30, 2021. Ms. Flynn advised that she mailed the tenants a notice advising them of the hearing date and received no communication from them.

Exhibit A – Application submitted on November 20, 2021

A motion to approve the vacancy decontrol application was put forth, with all members voting in favor.

4. Motion to approve minutes of October 6, 2021 was put forth by Ms. Willette and seconded by Mr. Anderson, with all members voting in favor.

5. Motion to approve the 2022 Board schedule was put forth by Ms. Willette and seconded by Mr. Simone, with all members voting in favor.

6. Motion to adjourn was made by Ms. Willette and seconded by Mr. Simone, with all members in favor. Adjournment at 7:22 pm.

Respectfully submitted,

/s/ *Bonnie N. Flynn*

Bonnie N. Flynn, Acting Secretary

Minutes approved on: April 6, 2022