

Bloomfield Township Rent Leveling Board

Meeting Minutes – January 8, 2025

The meeting was called to order at 7:05 pm by Chairman Doug Grant.

### **1. Open Public Meetings Act Compliance**

Chairman Grant read the Open Public Meetings Act notice, stating that notice of the time, date, method of access, and agenda for this meeting was provided at least 48 hours prior to the commencement of this regular meeting. This was done by publishing such notice in the Independent Press and posting such notice on the Bloomfield Township website and bulletin board.

### **2. Roll Call**

Present:

- Doug Grant (Chairman)
- Satenik Margaryan (Vice Chair)
- Kevin Lindahl
- Kathleen DeMarino
- Desantila Gjata

Also in attendance:

- John W. Ferraro, Esq., Board Attorney
- Sarah Cruz, Council Liaison

## **New Business**

### **A. Reorganization of Board**

- i. Vote for Chairperson.** Member Grant was reappointed as Board Chair. Member Lindahl put forth the motion appointing Member Grant to the position of Chair with Member Margaryan seconding. Member Gjata also voted in favor with Member DeMarino voting against.
- ii. Vote for Vice Chairperson.** Member Margaryan was reappointed as Board Vice Chair. Member Lindahl put forth the motion appointing Member Margaryan to the position of Chair with Member Grant seconding. Member Gjata also voted in favor with Member DeMarino voting against.

### **B. Vacancy Decontrol Applications:**

#### **27 WATSESSING AVE APT 4 BLOOMFIELD, NJ**

Ruzanna Vaysman, property manager for the above property, testified on behalf of the applicant, Watsessing Property Management LLC. Ms. Vaysman testified that the tenant voluntarily moved out to reside with family in New York. The vacating tenant, Mary Marot, testified that she vacated the property voluntarily to move in with family in New York. Member DeMarino put forth a motion to approve the application with member Lindahl seconding the motion. All members present voted in favor.

### **Approval of December Meeting Minutes**

Chairman Grant proposed several revisions to the December meeting minutes. Member Lindahl put forth a motion to approve the minutes with member Margaryan seconding the motion, with said revisions, with all eligible members voting in favor.

### **Communication Reports and Administrative Matters**

The Board had a discussion regarding posting items to the agenda. The Board discussed the ability to discuss items at meetings that are not listed on the agenda. The Board members reiterated their position that they would not have substantive discussions regarding items that would materially influence the operation of the Board without having the items listed on the meeting agenda.

Attorney Ferraro advised that he would contact the IT department regarding zoom features for the meeting. Specifically, the need for breakout rooms, transcripts, AI summaries and administrative controls over the meeting.

### **Public Comments**

No members from the public attended the meeting for comment.

### **February Meeting**

The members of the Board agreed to schedule the February meeting to February 5, 2025.

### **Motion to Adjourn**

Member Lindahl put forth a motion to adjourn the meeting with Member DeMarino seconding the motion, with all members present voting in favor.

Meeting Adjourned at 8:36 pm

Approved 02.05.2025

