

Bloomfield Township Rent Leveling Board

Meeting Minutes – February 5, 2025

The meeting was called to order at 7:07 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
- Council Liaison Sara Cruz

New Business

A. Tenant Complaint

Tenant Complaint - 147 Franklin St #304

Tenant Paul Pitter was sworn in and testified that he disputed landlord's attempt to shift utility costs to tenant in its lease renewal as that was not the history in his previous leases. Landlord David Bellicia was sworn in and testified on behalf of the landlord as the property manager. Mr. Bellicia agreed to revert the lease terms to original arrangement with utilities included. Tenant agreed the Complaint would be withdrawn after the parties reached agreement to maintain status quo.

B. Vacancy Decontrol Applications:

88 Monroe Place APT 105 BLOOMFIELD, NJ

Lawrence Eichler, property manager for the above property, was sworn in and testified on behalf of the applicant, Shellar Company LLC. Ms. Eichler testified that the tenant voluntarily vacated the property. Notice was sent to the vacating tenant via email, regular mail and certified mail of the hearing. The vacating tenant executed the certification that they vacated the unit voluntarily and provided their forwarding address. Member DeMarino put forth a motion to approve the application with member Margaryan seconding the motion. Members DeMarino, Grant, Margaryan and Gjata voted in favor. Member Lindahl abstained.

88 Monroe Place APT 207 BLOOMFIELD, NJ

Lawrence Eichler, property manager for the above property, testified on behalf of the applicant, Shellar Company LLC. Ms. Eichler testified that the tenant voluntarily vacated the property after eviction proceeding that took place in Essex County Landlord Tenant Court. Notice was sent to the vacating tenant via email, regular mail and certified mail of the hearing. The vacating tenant executed the certification that they vacated the unit voluntarily. The vacating tenant Laila Petersin appeared and testified before the Board. The tenant testified that while she felt pressured from the evictions proceedings to vacate the unit, she did indeed vacate the unit voluntarily. The tenant confirmed she did execute the voluntary vacancy certification. Member DeMarino put forth a motion to approve the application with member Grant seconding the motion. Members DeMarino, Grant, Margaryan and Gjata voted in favor. Member voted against.

Approval of January Meeting Minutes

Member DeMarino put forth a motion to approve the minutes with member Lindahl seconding the motion, with said revisions, with all eligible members voting in favor.

Communication Reports and Administrative Matters

Attorney Ferraro advised that he could be given administrative capabilities over the meeting by a member of the IT Department at the commencement of future meeting.

Attorney Ferraro advised that he would follow up with the Administration regarding cloud storage of Rent Board records.

Public Comments

No members from the public attended the meeting for comment.

March Meeting

The members of the Board agreed to schedule the March meeting to March 5, 2025 at 7:30pm.

Motion to Adjourn

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

Meeting Adjourned at 8:20 pm

Approved: April 2, 2025

