

Bloomfield Township Rent Leveling Board

Meeting Minutes – April 2, 2025

The meeting was called to order at 7:35 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:

- Robert A. Ferraro, Esq., Board Attorney
- Council Liaison Sarah Cruz

New Business

A. Vacancy Decontrol Applications:

343-345 Ampere Parkway Unit A3 BLOOMFIELD, NJ

Gani Hajzeri, property manager for the above property, testified on behalf of the applicant, Gollaku Inc., the landlord of property located at 343-345 Ampere Parkway, Bloomfield, NJ 07003. The vacating tenant executed the certification that they vacated the unit voluntarily and provided their forwarding address. The vacating tenant relocated to a nursing home, and this was confirmed by her daughter to the Board Attorney via a phone call prior to the meeting, Member DeMarino put forth a motion to approve the application with member Margaryan seconding the motion. Members DeMarino, Lindahl Grant, Margaryan and Gjata voted in favor.

Approval of February 5 Meeting Minutes

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

Communication Reports and Administrative Matters

Chairman Grant requested that the parties involved in the tenant complaint and settlement regarding Troy Towers Apartment 404B attend the May meeting. Member Grant put forth a motion requiring same with member Margaryan seconding the motion. Members Grant, DeMarino and Margaryan voted in favor of the motion with members Lindahl and Gjata recusing themselves as they are tenants at the building.

Discussion

Member Grant requested access to the rent rolls and inquired as to how they are being stored. Council Liaison advised that he submit his questions in writing, and she would present them to the Administration. Member Grant further expressed frustration with the lack of attendance by the Board Secretary to answer questions regarding the administrative matters in question.

Member Lindahl requested the liaison Cruz inquire as to how the Administration reviews the rent rolls for compliance with the ordinance.

Member Grant put forward a motion requiring all landlords to file digital rent roll registration forms by 7/31/25. Member Lindahl seconded the motion. Member DeMarino expressed her disagreement with the motion as it would fall outside the Rent Board's role under the ordinance.

Member Grant stated that the Board would need the logs to fully adjudicate complaints before the Board and have a history of the rent increases given to the unit before the Board. Member Grant clarified that he was only seeking access to a particular rent roll when a complaint is before the Board.

Member Gjata expressed concerns over blanket access to rent rolls from a privacy standpoint. Member DeMarino stated that she shared the privacy concerns expressed by Member Gjata.

Members Grant, Margaryan, and Lindahl voted in favor with Members DeMarino and Gjata opposed.

Email The Green Bloomfield NJ

It was determined the building was not under the jurisdiction of the rent control ordinance. As such, the landlord was not restricted regarding rent increases under same. Member Grant expressed concern that the secretary was not available to answer questions regarding the email from the tenant.

Member Lindahl put forth a motion requesting that the Board invite the Township Administrator to attend the May meeting with member Margaryan seconding the motion. Members Grant, Margaryan, and Lindahl voted in favor with Member DeMarino opposing and Member Gjata abstaining.

Public Comments

No members from the public attended the meeting for comment.

May Meeting

The members of the Board agreed to schedule the May meeting for May 7, 2025 at 7:00pm.

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 8:39 pm.

Approved May 7, 2025

