Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www bloomfieldtwpnj com

Meeting: 11/21/11 07:30 PM

2011 RESOLUTION POLICY

2011 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY PREVENTING UNCONSCIONABLE RENTAL INCREASES IN THE TOWNSHIP OF BLOOMFIELD

WHEREAS, the Mayor and Council recognize that the residents of the Township of Bloomfield that live in rental properties need direction as how to deal with unscrupulous landlords that try to raise rents in unconscionable amounts; and

WHEREAS, the Department of Community Affairs, Division of Codes and Standards has provided information pertaining to the landlord-tenant relationship through publications, bulletins and communication media; and

WHEREAS, the renting residents need to know that there is a process which landlords must follow in order to increase a tenant's rent. This process is based on common law, which is set by common practice and case law; and

WHEREAS, the landlord can increase the rent provided a written notice of the rent increase. The Notice to Quit ends the existing tenancy of a month to month tenant. However, being served with a Notice to Quit does not require the tenant to vacate the rental premises; and

WHEREAS, the Security deposit should be limited to 1 month and ½ of the agreed upon rental payment for the said rental unit; and

WHEREAS, the landlord may only increase the rent at the beginning of the term of the lease. The landlord should not increase the rent or any such fees related to the dwelling while a current lease exists. The landlord must offer the tenant the option of entering into a new lease, should there be an increased rental rate; and

ED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH

of Law-Township Attorney

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WHEREAS, renting residents in Housing Developments owned or subsidized by the U.S. Department of Housing and Urban Development (HUD), the New Jersey Housing and Mortgage Finance Agency (HMFA) or regulated by the N.J. Public Housing and Development Authority can call (973) 622-7900, ext. 3400 and (609) 278-7400 for HMFA buildings, for proper procedures for notice and comments or rent increases.
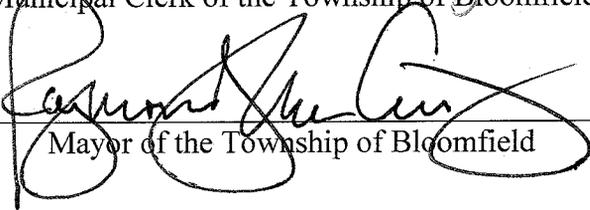
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Bloomfield, hereby encourages residents to review this information and know their rights as it is illegal for a landlord to raise the rent by an unconscionable amount; and

BE IT FURTHER RESOLVED, that the Advisory Committee is encouraged to meet and study the issues presented before the Council and make a determination of what action, if any, should be taken to further ensure Bloomfield's rent residents are protected by unscrupulous landlords.

* ... * ... * ... *

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on November 21, 2011.

_____
Municipal Clerk of the Township of Bloomfield

_____
Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 1254

			Yes/Aye	No/Nay	Abstain	Absent
☐	Adopted					
☐	Adopted as Amended	Janice Litterio	☐	☐	☐	☑
☐	Defeated	Nicholas Joanow	☑	☐	☐	☐
☐	Withdrawn	Robert Ruane	☑	☐	☐	☐
☐	Tabled	Michael Venezia	☑	☐	☐	☐
☐	Approved	Peggy O'Boyle Dunigan	☑	☐	☐	☐
☐	Approved by Consensus	Bernard Hamilton	☑	☐	☐	☐
☐	Not Discussed	Raymond McCarthy	☑	☐	☐	☐
☐	Tabled with No Vote					