

**BOROUGH OF DUMONT
BERGEN COUNTY, NEW JERSEY
RENT LEVELING BOARD
MINUTES – MARCH 13, 2017**

Flag Salute

SUNSHINE LAW: The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this Rent Leveling Board meeting of the Borough of Dumont having been sent to *The Record*, the *Ridgewood News*, and posted on the Borough website and in the Borough Hall.

ROLL CALL: Ralph Williams, Albert Taxter, Joseph Woska, Coleman Szely -present, Irwin Buchheister, Lillian DeCristofaro, Judy Parker - absent

Also present at the meeting was Kathy Schaefer, Board Secretary

Judy Parker arrived at 7:10pm.

Motion to open the meeting to the public: Mr. Taxter

Second: Mr. Woska

All in favor: Aye

James Scappi, 44 Russell Place, owns a house at 2 Niagara Street, bought the house in 1984, two family house and has been renting since. He had no idea there was rent control in Dumont, his fault he had not known it. He has an upstairs apartment, it has one bedroom and he has a tenant there now, who has been paying the same amount as the previous tenant. He wrote a lease for him at \$750 a month four years ago. He has never raised his rent since the resident was living there. The downstairs apartment is 2 bedrooms and he has been renting that for \$1600 a month. He told his resident in October that he needs to raise his rent, its time you have been there for four years. He said that he would put in new bathroom, that he would fix the floors and put in new carpet and that he would put in new windows. He told the resident that his new rent would come from \$750 to \$900 a month. The resident asked him not to put the increase in effect in December to wait until January after the holidays and asked if he could reduce the increase to \$850. Mr. Scappi said would decide. Two days later, the resident stated that you cannot raise my rent, Dumont is rent controlled. Mr. Scappi has checked the ordinance. The resident now has a month to month lease.

Mr. Scappi mentioned that he had read the ordinance and noticed that there is a thing about hardships, that you could come to the Board if you have hardships. He stated he had his fifth session of chemo today, which is very costly, the drug alone costs \$61,000- his co-pay is not any way near that. His taxes, insurance, other expenses have increased during the past four years. He stated that according the Section 322.6 "In the event the landlord cannot meet his mortgage payments and maintenance costs, he may appeal to the

Board for increased rental. The Board may grant the landlord a hardship rent increase to meet these payments". Mr. Taxter stated that you possibly can get 5%- that is the maximum you could get. Mr Scappi said he would like to appeal for a 5% increase.

The Board requested that Mr. Scappi to prepare a monthly statement of all his income and expenses per month for the property. Mr Scappi said the Board only meets every three months. Mr Williams stated that we can hold a special meeting if we have to. Mr. Scappi should send the board secretary the spreadsheet and she will advise the other members.

as noted (b2)
A second landlord, Ms. Yungie Duan, 622 Washington Avenue, stated that she has a similar problem . She asked just what is a reasonable profit-is it a percentage or a dollar amount? She purchased the house about 2 ½ years ago. The rent has been \$1723-1750, around that range. But the bottom line is that she has an excel spreadsheet that shows the mortgage. It is a three-bedroom house. It has a first floor and a second floor. The first floor is no problem, but the second floor is \$1727 and the garage is \$75.00, and her total is \$3302, that is her total income. Her mortgage is \$2832, her taxes are almost @13,000, she pays the water. She has central air conditioning and also cleans the gutters once a year for the house. Her profit is \$237 per month. She stated that the only reason there is a profit right now is because she is self-managing the property. She would like to get a job and probably move upstate, at which time, she would hire someone to manage the property

The Board decided that since at the current time she is making a profit, she does not qualify for a hardship case.

Motion to close the meeting to the public: Mr. Woska

Second: Ms. Parker

All in favor: Aye

A copy of the December 19, 2016 meeting minutes we sent to members of the Board prior to the meeting.

Motion to approve the December 19, 2016: Mr. Taxter

Second: Ms. Parker

All in favor: Aye


There being no other business to be discussed, motion was made to close the meeting:

Mr. Woska

Second: Mr. Williams

All in favor: Aye

Minutes respectfully submitted:


Kathy Schaefer