

**BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY  
RENT LEVELING BOARD  
MINUTES - DECEMBER 10, 2018**

**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, Irwin Buchheister, Lillian DeCristofaro, Judy Parker, Coleman Szely, Joseph Woska – Present  
Albert Taxter, Councilman DiPaolo - Absent

Also present at the meeting was Jeanine Siek, Board Secretary.

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

Second: Ms. Parker

All in favor: Aye

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

Second: Ms. DeCristofaro

All in favor: Aye

Motion to approve minutes from December 11, 2017, as read: Ms. DeCristofaro

Second: Ms. Parker

All in favor: Aye

Discussion of Resolution 18-01 to establish the 2019 annual meeting schedule of the Rent Leveling Board of the Borough of Dumont.

Motion to approve Resolution 18-01, 2019 annual meeting schedule: Ms. DeCristofaro

Second: Mr. Woska

All in favor: Aye

Discussion regarding Resolution 18-02, to advertise for legal counsel for 2019. There was discussion regarding whether or not the Board currently had an attorney, and Mr. Williams advised they currently do not have one and would use Mr. Lafferty, the Borough Attorney.

Motion to approve Resolution 18-02: Mr. Szely

Second: Mr. Woska

All in favor: Aye

Other business:

Ms. Siek stated that the current CPI is 1.9 percent.

Ms. Parker replied that the Federal percentage is 2.38.

Mr. Woska stated that tenants on social security cannot afford big increases.

Ms. Parker remarked that landlords cannot afford to maintain their properties with 1.9 percent rent increases.

Ms. Parker would like to revisit how rent increases are calculated at the next meeting in 2019, as 1.9 percent does not even cover the tax increases on the properties. She will do some research of how the surrounding towns handle this and what their percentage is.

Mr. Szely stated that is you raise the rent too high, then you may lose tenants and have vacant properties.

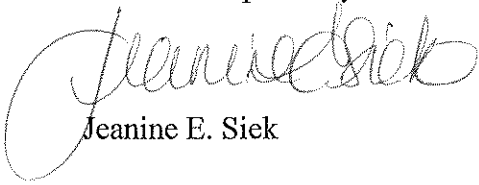
There being no other business to discuss, motion to close the meeting: Ms. Parker

Second: Mr. Buccheister

All in favor: Aye

Meeting closed at 7:42 pm.

Minutes Respectfully submitted,

A handwritten signature in cursive script that reads "Jeanine E. Siek". The signature is written in dark ink and is positioned above the printed name.

Jeanine E. Siek