



TOWNSHIP OF NUTLEY

RENT LEVELING BOARD
NUTLEY, NEW JERSEY 07110



Nutley Rent Leveling Board

Meeting Minutes: April 10, 2025
Meeting Place: Township Hall
Meeting Called to order: 4:00 PM

Proper notice of the meeting was given in compliance with the Open Public Meetings Act.

Roll Call

Present:

James Kuchta

Lori Monaco

Brad Graves

Joseph Hannon

Marilyn Del Plato

Dr. Gerard Parisi

Stephen Tedesco

1. The minutes for the March 12, 2025 Rent Leveling Board were approved as distributed.
2. Landlord/Tenant issues:
 1. 265 Hillside Avenue – The landlord was represented by Attorney Franklin G. Soto in the matter of a 50% increase given to one of the tenants of the boarding house. Mr. Soto sited that boarding houses are exempt from rent control. He stated that the tenant was given the large increase to pay for damages the tenant made to the property. The Board agreed that the boarding house is not subject to rent control but holds that a 50% increase is unconscionable which is covered by state law and governed by the local Rent Board. Damages are a one-time occurrence but a rent increase is permanent. Mr. Soto agreed with the Board's recommendation to reduce the rent increase to a reasonable amount and to bill the tenant the cost of repairs.
 2. 3 Franklin Avenue – once again a tenant of this apartment building appaired before the Board to bring to its attention a rent increase in excess of the 5% allowed by Code. The Board attorney is in the process of sending written notification to the property manager the need to refund any rents in excess of that allowed and to explain what is included in the calculation. Multiple tenants appeared to complain about workers entering their apartment without proper notice and their concern for safety. They were instructed to discuss the matter with Public Safety official and take action if their rights are violated.



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3. The Board deferred discussion on the matter of sewage use being billed to the landlord at the commercial rate until after the Commissioners pass an Ordinance modifying the current billing process
4. Pat Maspanu, a fifth grade Cub Scout was present to observe the meeting as part of a badge requirement.

The meeting adjourned at 4:30 P.M.