



TOWNSHIP OF NUTLEY

RENT LEVELING BOARD
NUTLEY, NEW JERSEY 07110



Nutley Rent Leveling Board

Meeting Minutes: February 13, 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

Absent:

Jason Kirk

1. The minutes for the January 9, 2025 Rent Leveling Board were approved as corrected.
2. Landlord/Tenant issues:
 1. 265 Hillside Avenue – A tenant previously appeared before the Board to question the rent increase proposed by the landlord of 50% (\$800 to \$1200). Based on the prior Board decision, the increase is not subject to the 5% maximum increase contained in the Township Code. However, the New Jersey code provides for relief if an increase is considered unconscionable. The Board is following up on the matter with the owner and/or manager of the property. The matter will be placed on the March 13, 2025 meeting agenda.
 2. 421 Centre Street – A tenant previously appeared before the Board questioning if the landlord can increase her rent from \$3,200 to \$3,600 (a 12.5% increase). In addition, she stated that the cost of heating and air conditioning for a common area is included in her utility bill. Having been contacted by the Board attorney, the new owners of the property appeared before the Board and were instructed to roll back the rent to a 5% increase in compliance with the Township Code. It was explained that a change in ownership does not negate existing leases. They were also told about the provision of the Code for a Hardship Increase. The owners agreed to resolve the heating/air conditioning issue on a go forward basis.



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3. 71 Washington Avenue, Apt. 3 – The tenant previously sent a letter to the Board and appeared at the February meeting with two issues: proper notice of a rent increase and a reduced percentage increase for senior citizens similar to Montclair's provision. Nutley does not have such a provision and the matter of introducing one has been previously considered and rejected. As to proper notice, the tenant stated that notice was given 30 days prior but not by certified mail. The tenant was asked about what his lease provided for notice and what specific law requires a notice of 60 days by certified mail. The matter of notice will be continued at the March meeting.
4. 3 Franklin Avenue – the tenant came before the Board to state that the landlord now recognizes that her apartment is in Nutley and subject to the provisions of Nutley's Code.
3. The Board discussed the matter of sewage use being billed to the landlord at the commercial rate and what relief might be possible for the landlord. It was agreed to form a subcommittee to review the matter and propose possible solutions to the issue.

The meeting adjourned at 4:55 PM