



TOWNSHIP OF NUTLEY

RENT LEVELING BOARD
NUTLEY, NEW JERSEY 07110



Nutley Rent Leveling Board

Meeting Minutes: February 12, 2026
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

Vicki Ray

Brad Graves

Marilyn Del Plato

Joseph Hannon

Dr. Gerard Parisi

Stephen Tedesco

Lori Monaco

Absent: none

1. The minutes for the January 8, 2026 Rent Leveling Board were approved.
2. Landlord/Tenant issues:
 1. 14 Passaic Avenue – Discussion was held regarding whether or not the Hardship increase approved by the Board carries over to a new owner after the property was sold. After some discussion, the Board unanimously agreed that the Hardship increase is applicable to tenants regardless of ownership of the units.
 2. 688 Passaic Avenue update – Once again the current landlord attempted to have the tenants sign a lease that would increase the rent to \$2,500 from \$1,400. After some discussion between the landlord, tenant and Board chair, the landlord agreed to not changing the rent.
 3. The Board Attorney updated the Board on an issue involving breaking a lease by a senior moving into HUD housing. State law permits it.
 4. 800 Bloomfield Avenue – A tenant call asking the maximum increase allowed when the tenant pays for their own heat. She was told that the maximum increase is 4% and that she should tell that to the landlord. Discussion follow as to whether or not the new construction exemption would apply if the landlord challenged the imposition of the Code. The Chair agreed to talk to Code Enforcement as to the extent of renovations performed to the property. Board members were told about the application of the provision to the former Franklin Theater property.

The meeting adjourned at 4:20 PM