

Minutes of a Meeting of the Verona Township Rent Control Board Thursday, August 28, 2025 beginning at 6:15 p.m. via Zoom webinar.

1. Call to Order:

The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Rent Control Board which is being held via Zoom video conferencing. Specifically, the time and date were included in the public meeting notice. This information, along with the public internet link and telephone call-in information was posted in the Municipal Building, and sent the official newspapers of the Township, the Verona-Cedar Grove Times at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at <https://www.veronanj.org/rentcontrol>.

A public comment period will be held in the order it is listed on the meeting agenda

2. Roll Call:

Mrs. Ashley	Present
Mrs. Barone	Present
Mr. Byrnes	Present
Mr. Hanley	Present
Ms. Delgado	Absent

Rent Control Board Attorney Alex Graziano, Esq., Board Administrator & Secretary Kristine Gould and Michael Mirne, attorney for Westwood Management are also present.

Mr. Graziano confirms that Ms. Delgado, a member of the rent control board is not present as he would recommend that she recuse herself due to the fact that she resides in the building that is part of the settlement agreement.

3. The Pledge of Allegiance.

4. Presentation of Settlement Agreement presented by Mr. Graziano

Mr. Graziano opens and describes that the goals are for the board to review the settlement agreement and either approve or disapprove the agreement. A data packet was provided in advance to the members of the board.

In a separate meeting, Mr Mirne, Mr. Graziano and Mrs. Gould met to discuss complaints relating to violations of illegal increases and propose the following.

- a. *The Rent Control Administrator will waive the Township's claims regarding your client's lack of evidence to support an original lease agreement and failure to file an appeal of the rent administrator's decision within the allotted 30 days.*
- b. *My client's Complaint 0720-SC-003501 in Verona municipal court against your client will be dismissed/withdrawn.*
- c. *The rent for resident shall remain at the amount she is currently paying. Your client will use the current rent figure as the new base rent going forward.*
- d. *Your client will waive all claims for "accumulated charges" against the resident (over and above any rent which she has paid).*
- e. *Westwood Management will:*

- i. (a) pay a fine of \$750 for violation of 2025 Rent Rolls and
  - ii. file proper tenancy changes
- f. In exchange for this, the Rent Control Administrator will allow your client to backfile vacancy decontrol for units B1, A2, 2A8 and will permit the increased rents.
- g. In the future, your client will submit correct, timely rent rolls, vacancy decontrol paperwork and any other documentation required under the ordinance.

The board confirms they understood the six items that were proposed. Mr. Graziano confirms that the attorney for Westwood Mangement, Michael Mirne if he is in agreement with what was presented and Mr. Mirne is in agreement.

Mr. Graziano makes a recommendation to the board that the settlement agreement be accepted.

5. Open Public Comment: Mrs. Gould read the open public meeting statement.

6. Mrs. Gould asks for a motion to accept the settlement agreement

Motion to approve settlement agreement	Willola Ashley
Second	Mr. Byrnes

All in favor:

Ms. Ashley	Yes
Mrs. Barone	Yes
Mr. Byrnes	Yes
Mr. Hanley	Yes

Settlement agreement has been approved 4-0.

7. Unfinished/New Business: None

Motion to adjourn is made by Ms. Barone and seconded by Ms. Ashley, all in favor.  
Meeting ends at approximately 6:23 p.m.

Respectfully submitted,  
Kristine Gould  
Rent Control Administrator &  
Rent Control Board Secretary

APPROVED: 11/12/2025