

**TOWNSHIP OF VERONA**  
**COUNTY OF ESSEX, NEW JERSEY**



**RENT CONTROL BOARD**

Minutes of a Meeting of the Verona Township Rent Control Board on Wednesday, January 17, 2024 5:45 p.m. in person and via Zoom webinar.

**1. CALL TO ORDER**

- a. *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 and in-person. This information, along with the public internet link and telephone call-in information was posted in the Municipal Building, and sent the official newspaper of the Township, the Verona-Cedar Grove Times at least 48 hours preceding the start time of this meeting. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.*

**2. ROLL CALL**

<b>Ms. Ashley</b>	<b>Not present</b>
<b>Mrs. Barone</b>	<b>x</b>
<b>Mr. Byrnes</b>	<b>x</b>
<b>Ms. Delgado</b>	<b>x</b>
<b>Mr. Hanley</b>	<b>x</b>

**In attendance: Mr. Alex Graziano Rent Board Attorney and Kristine Gould Rent Board Administrator and Secretary**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

- a. November 17, 2022
- b. November 1, 2023

<b>Motion to approve</b>	<b>Seconded</b>
Mr. Byrnes	Mr. Hanley

Roll Call

<b>Ms. Ashley</b>	<b>Not present</b>
<b>Mrs. Barone</b>	<b>recused</b>
<b>Mr. Byrnes</b>	<b>yes</b>
<b>Ms. Delgado</b>	<b>yes</b>
<b>Mr. Hanley</b>	<b>yes</b>

**Minutes are approved 3-0**

**5. SETTLEMENT PROPOSAL VIOLATION V2023**

- a. V2023-01 300 Linn Drive Failure to File Fine 5 units at \$250 ea.
- b. V2023-02 300 Linn Drive Improper increases/Failure to file tenancy change

Fine

Mr. Graziano lists the terms of the settlement agreement and states that the landlord recognizes the error in calculating the rental increases and was put on track to correct those errors. Mr. Graziano suggests that the board accepts the settlement as written. Discussion on the settlement agreement.

<b>Motion to approve Settlement Agreement</b>	<b>Seconded</b>
Fabiola Delgado	Mr Byrnes

**Roll Call**

<b>Ms. Ashley</b>	<b>Not present</b>
<b>Mrs. Barone</b>	<b>yes</b>
<b>Mr. Byrnes</b>	<b>yes</b>
<b>Ms. Delgado</b>	<b>yes</b>
<b>Mr. Hanley</b>	<b>yes</b>

**Settlement Agreement Approved 4-0**

Landlord and Attorney for 300 Linn Drive will be notified by Mrs. Gould and Mr. Graziano accordingly.

**Public Comment: None**

Motion to adjourn	Seconded
Mr. Byrnes	Ms. Delgado

**ALL IN FAVOR:**

**Ayes-All**

**Nays: None**

**Meeting ended at approx 6:15 p.m.**

Respectfully submitted,

*Kristine Gould*

Rent Control Administrator &

Rent Control Board Secretary

**APPROVED: November 13, 2024**