



BOROUGH OF BERGENFIELD
RENT LEVELING BOARD
jluppino@bergenfieldnj.gov

Meeting Minutes
April 3rd, 2024

This is a meeting of the Rent Leveling Board of Borough of Bergenfield, held at the Borough Hall, located at 198 N Washington Ave, Bergenfield, NJ.

Roll Call

Roll Call	Term	Present	Absent
Robert Policano, Chairman	L 12/31/2026	✓	
Catherine Steinel, Co-Chairman	M 12/31/2024	✓	
William Fanaras	L 12/31/2026		✓
Diane Carlson	T 12/31/2025	✓	
Dolores Butler	M 12/31/2025		EXCUSED
Maureen Sullivan	T 12/31/2025	✓	
Andy Lehr	M 12/31/2024	✓	
Sylvia Rosario	Alt M 12/31/24		✓
Jaime Luppino, Clerk		✓	
Marc Pasual, Councilman			✓
OPEN ALT MEMBER (LANDLORD)			

ALSO PRESENT: Borough Attorney John Schettino

Chairman, Robert Policano called the meeting to order at 7:04 pm, with reading the Open Public Meetings Act Statement.

The Salute to the Flag was led by Robert Policano.

AGENDA CHANGES

- Motion was made by Maureen Sullivan to move into closed session. Seconded by Catherine Steinel. All in favor. Closed session started at 7:06pm. Closed session was ended at 7:19pm. Motion made by Maureen Sullivan, seconded by Diane Carlson. All in favor.

215 Hickory Ave, Hardship Hearing

- Hardship hearing for 215 Hickory Ave, Bergenfield continued. Updated spreadsheet was provided. Numbers were reviewed. The board felt a 20% surcharge was not warranted. Motion was made by Robert Policano, seconded by Catherine Steinel for a 2% surcharge.



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On a roll call, the vote was recorded as follows:

Policano:	<i>aye</i>	Steinel:	<i>aye</i>	Fanaras:	<i>absent</i>
Carlson:	<i>aye</i>	Butler:	<i>absent</i>	Sullivan :	<i>aye</i>
Lehr :	<i>aye</i>	Rosario :	<i>absent</i>		

Compliants

- None

Monthly Reports

- Review of monthly reports. There were 7 non compliance for January and February. Motion was made by Maureen Sullivan, seconded by Diane Carlson to send out summons for those properties.

New Business

- None

Old Business

- Review of the updated Rent Leveling Ordinance.

Public Comment

- None

Adjournment

- A motion was made by Maureen Sullivan, seconded by Andrew Lehr, to adjourn the meeting. All in favor. The motion carried. Meeting adjourned at 7:42pm.

Respectfully submitted,

Jaime Luppino

Jaime Luppino, Recording Secretary