

DECEMBER 3, 2020

**BOROUGH OF ELMWOOD PARK
RENT LEVELING BOARD MEETING MINUTES
DECEMBER 3, 2020**

The Special Conference Call Meeting of the Elmwood Park Rent Leveling Board, was called to order by Board Secretary Marlene DiStefano on December 3, 2020 at 3:00 p.m.

Rent Leveling Board Members, Colon, Cusmano, Rigler-Hartrum and Roberts were present. Board Member Place was absent. Also present was Board Secretary, Marlene DiStefano.

Public Hearing:

There was no one in attendance.

REGULAR MEETING AGENDA ITEM:

1. ELMWOOD VILLIAGE TAX SURCHARGE PASSALONG

RESOLUTION # 2020-01

RESOLUTION AUTHORIZING THE ELMWOOD VILLAGE APARTMENTS TO IMPOSE A TAX SURCHARGE TO ITS RESIDENTS DUE TO MUNICIPAL TAX INCREASE

WHEREAS, the Elmwood Village Apartments have submitted a request to impose a tax surcharge increase to its residents due to a municipal tax increase; and

WHEREAS, the proposed surcharge is to be in the total amount of \$16,680.22 to be split between its residents; and

WHEREAS, the Rent Leveling Board has reviewed and discussed said request;

NOW THEREFORE BE IT RESOLVED, by the Rent Leveling Board of the Borough of Elmwood Park that they hereby authorize the request for a tax surcharge on behalf of the Elmwood Village Apartments to its residents as detailed attached hereto to this resolution.

The Board members discussed the Tax Surcharge Pass-Along and all present agreed to the amount of the increase. It is within the 2.5% allowed by Borough Ordinance.

A motion was made by Board Member Roberts and seconded by Board Member Colon to adjourn. Motion carried by all members present.

Respectfully submitted,


Marlene DiStefano
Rent Leveling Board Secretary

DECEMBER 3, 2020

THE BOROUGH OF ELMWOOD PARK
RENT LEVELING BOARD

RESOLUTION NO. 2020-01

TITLED: RESOLUTION AUTHORIZING THE ELMWOOD VILLAGE APARTMENTS TO IMPOSE A TAX SURCHARGE TO ITS RESIDENTS DUE TO MUNICIPAL TAX INCREASE

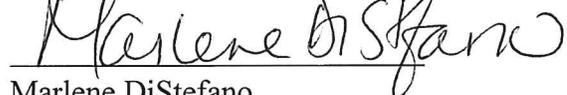
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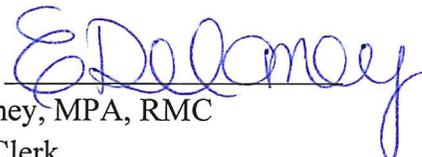
WHEREAS, the Rent Leveling Board has reviewed and discussed said request;

NOW THEREFORE BE IT RESOLVED, by the Rent Leveling Board of the Borough of Elmwood Park that they hereby authorize the request for a tax surcharge on behalf of the Elmwood Village Apartments to its residents as detailed attached hereto to this resolution.

APPROVED: December 3, 2020



Marlene DiStefano
Rent Leveling Board Secretary

ATTEST: 
Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Colon	X				Rigler-Hartrum			X	
Cusmano	X				Roberts	X			
Place				X					

This resolution was approved by the Rent Leveling Board at a Special Meeting held on the 3rd day of December 2020. Signed and sealed before me.

Marlene DiStefano
Rent Leveling Board Secretary

Dated

MORGAN PROPERTIES

Dan Flamini
Area Vice President
175 Daphne Drive
Marlton, NJ 08053

(610) 994-6883
dflamini@morganproperties.com

November 12, 2020

Erin Delaney, Borough Clerk
Elmwood Park Municipal Building
182 Market Street
Elmwood Park, NJ 07407

RE: Elmwood Village Apartments
24 Boulevard, Elmwood Park, NJ 07407
Annual Resident Tax Surcharge

Dear Ms. Delaney,

Pursuant to Chapter XIII, Section 13-3 of the Elmwood Park Municipal Code, East Coast Elmwood Village, LLC ("Elmwood Village") may seek a tax surcharge from a resident due to an increase in municipal property taxes. Municipal property taxes imposed on Elmwood Village have increased from \$965,162.91 in 2019 to \$981,843.13 in 2020. With approval granted from the Rent Stabilization Board, Elmwood Village will be imposing a tax surcharge in the total amount of \$16,680.22 to residents at the property.

As a result, each resident shall be responsible for a portion of the tax surcharge based on the number of bedrooms in their apartment home. The portion of the tax surcharge will be assessed to the resident's account in twelve (12) monthly installments beginning on the Renewal Date of the Lease. The calculations below illustrate the basis for this increase.

Total Pass-Through	Total Rooms	Annual Increase per Room	Monthly Increase per Room
\$16,680.22	1,238	\$13.47	\$1.12

Number of Bedrooms	Annual Surcharge	Monthly Surcharge
1 bedroom	\$13.47	\$1.12
2 bedrooms	\$26.95	\$2.24
3 bedrooms	\$40.42	\$3.36

Should you have any questions regarding the proposed tax surcharge, please contact me at (610) 994-6883.

Very truly yours,



Dan Flamini
Area Vice President
Morgan Properties

cc: Marlene DiStefano