

THE HADDON TOWNSHIP RENT CONTROL BOARD
MINUTES
THURSDAY, May 22, 2025

A regular meeting of the Rent Control Board of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont NJ on Thursday, May 22, 2025 at 6:00 PM.

Flag Salute

Chair Larry Gasperone announced that Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the Agenda to the Courier Post and the Retrospect Newspapers and by posting on two bulletin boards in the Municipal building.

ROLL CALL:

Larry Gasperone	Present
Kimberly Monzo	Present
David Murdock	Present
Candice Winters	Present
Kimberlie Wagner	Present
Virginia Farry	Present
Landlord Rep (<i>Vacant</i>)	
Landlord Rep (<i>Vacant</i>)	

Also, present – Justin Strausser, Esquire

MINUTES:

RCB member David Murdock moved, seconded by RCB member Kimberlie Wagner that the Minutes of the Regular Meeting held on Thursday, March 27, 2025 be approved, with all members voting in the affirmative.

OLD BUSINESS:

Date of HaddonView Apartments Capital Improvement:

RCB Chair Larry Gasperone stated the hearing is scheduled for June 26, 2025 in the Township of Haddon courtroom at 6:00 P.M.

NEW BUSINESS:

Rent increase by Colonial Village request for 2 unit at 3.5% effective May 1st, 2025 and for 4 unit at 3.5% effective June 1st, 2025

RCB Chair, Larry Gasperone moved, seconded by Candice Winters to table Colonial Village: May and June rent increase requests due to non-compliance of submission monthly and annual

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reports requirements until July 24th meeting. All members present voted in the affirmation.

Motion carried

Rent increase by Haddon View Apartments request for 56 units at 3.5% effective July 1st, 2025 & for 55 units at 3.5% effective August 1st, 2025

RCB member Kimberlie Wagner moved, seconded by Kimberly Monzo to approve the rent increases for Haddon View Apartments for 56 Unit at 3.5% effective 07-01-2025; 55 Unit at 3.5% effective 08-01-2025. With 4 yes votes; 2 abstentions (Yes votes – Gasperone, Monzo, Wagner, Winters) (abstention – Murdock & Farry). Motion carried.

COMPLAINT:

RCB Secretary reported the complaint of Cedar Court of ceiling leak and mold has been resolved, no further action is required.

The complaint of Haddon Crossing ceiling cracks work is ongoing; RC inspector will revisit the site later in the month and provide update.

RESOLUTION:

#2025-0522-01 – Providing for meeting not open to the Public in accordance with the Provisions of New Jersey Open Public Meeting Act, N.J.S.A. 10:4-12 – Due to matters concerning attorney/client privilege.

RCB Chair, Larry Gasperone moved, seconded by Kimberlie Wagner to approve Resolution 2025-0522-01 proving for meeting not open to public due to matters concerning attorney/client privilege. All members present voted in affirmation. Motion carried

PUBLIC COMMENTS:

RCB member David Murdock moved, seconded by Larry Gasperone to open the meeting to the public. All members present voted in the affirmative. Motion carried.

Michelle Ayers – Tenant from Haddon View Apartments

Requested to review the revised Capital Improvement application once it has been approved by the solicitor. Concerns the increase in incorrect. Presented a list of concerns to the secretary to forward to board members for review.

Haddon Twp attorney, Justin Strausser, Esq. thanked Ms. Ayers for presenting her concerns to the Rent Control Board and the board will review. Any further discussion of the subject is not permissible at this evening's meeting and the June hearing will address the concerns submitted.

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RCB member Kimberlie Wagner moved, seconded by Candice Winters, hearing nothing further close the public portion of the meeting. All members present voted in the affirmation.

Motion carried

CLOSE MEETING for EXECUTIVE SESSION

RCB member David Murdock moved, seconded by Kimberly Monzo to close portion of meeting not open to the public by Resolution 2025-0522-01. All member present voted in affirmation.

Motion carried.

Meeting closed to public at 6:13 PM

RCB member David Murdock moved, seconded by Kimberly Monzo to re-open meeting to the public closed by Resolution #2025-0522-01. All member present voted in affirmation. Motion carried.

Meeting re-opened to public at 7:07 P.M.

ADJOURNMENT:

There being no further business to discuss, RCB member David Murdock moved, seconded by Kimberly Monzo that the meeting be adjourned at 7:08 PM, with all members voting in the affirmative.

Next meeting July 24, 2025 at 6:00 P.M. in the Municipal Building Courtroom

Respectfully submitted

Magi Liebe, Secretary