

**THE HADDON TOWNSHIP RENT CONTROL BOARD**

**MINUTES**

**THURSDAY, JANUARY 22, 2026**

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, January 22, 2026 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

Candace Winters Present

Kimberlie Wagner Present

Virginia Farry Present

Nicholas Kikis Landlord Rep Present

Jaime Hurley Present

Also, present – Justin Strausser, Esquire

**SWEARING IN OF NEW AND RE-APPOINTED MEMBERS:**

The following members were sworn in for their respective terms on the Rent Control Board: Larry Gasperone and Jamie Hurley.

**REORGANIZATION FOR THE YEAR 2026:**

Nomination for Chairman:

RCB member Kim Wagner moved, seconded by RCB member Kim Monzo to nominate Larry Gasperone as Chairman of the Rent Control Board for the year 2026. There being no further nominations, nominations were closed.

Roll call vote was taken: Larry Gasperone Motion Carried.

Nomination for Vice Chairman:

RCB member Kim Monzo moved, seconded by RCB member Candace Winters, to nominate Kimberly Wagner as Vice Chairperson of the Rent Control Board for the year 2026. There being no further nominations, nominations were closed.

Roll call vote was taken: Larry Gasperone Motion Carried.

**MINUTES:**

RCB member Larry Gasperone moved, seconded by RCB member Kim Wagner that the Minutes of the Regular Meeting held on Thursday, September 25, 2025, be approved.

Roll call vote was taken: David Murdock, Larry Gasperone Abstained. Motion Carried.

**OLD BUSINESS:**

There was no Old Business to discuss.

**NEW BUSINESS:**

**Lynne Gardens Rent Increase Requests**

Requests were presented for rent increases for Lynne Gardens for six (6) units at 3.13% effective March 1, 2026, and for one (1) unit at 3.13% effective April 1, 2026. The Board confirmed that the applications were in compliance.

RCB member Kim Monzo moved, seconded by RCB member Kim Wagner, to approve the requested rent increases for Lynne Gardens as submitted. (All members present voted in the affirmative) Motion carried.

**Haddonview Rent Increase Request**

A request was presented for a rent increase for Haddonview for thirty-four (34) units at 3.13% effective January 1, 2026. The Board confirmed the application was in compliance.

RCB member Kim Wagner moved, seconded by RCB Kim Monzo to approve the requested rent increase for Haddonview.

Roll call vote was taken: Larry Gasperone Motion Carried.

**RESOLUTION:**

Resolution 2026-01 — Providing for a Meeting Not Open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act.

All RCB members present voted in the affirmative. Motion carried

**PUBLIC COMMENT:**

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

There were no public comments.

RCB member Larry Gasperone moved, seconded by RCB member to close public comment. All members present voted in the affirmative. Motion carried.

**CLOSE MEETING FOR EXECUTIVE SESSION:**

RCB member Larry Gasperone moved, seconded by RCB member David Murdock to enter closed session. All members present voted in the affirmative. Motion carried.

The Board entered closed session at: 6:09 pm

Meeting re-opened to public at 6:21 pm

**ADJOURNMENT:** There being no further business to discuss, RCB member Larry Gasperone moved, seconded by Kim Wagner that the meeting be adjourned at 6:23 pm with all members voting in the affirmative. Next meeting March 26, 2026 at 6:00 P.M. in the Municipal Building Courtroom

Respectfully submitted by Rent Control Secretary,

Darlene Alfonsi