

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF JANUARY 25, 2007
MINUTES

The meeting was called to order at 7:35 PM by Chairperson Donna Hopkins with a flag salute and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: G. DeVito, R. Cruz, B. Spielman, D. Hopkins, N. Stallone, B. Rumpf, Esq. and J. Bellu, CPA

MINUTES OF JANUARY 11, 2007 – Motion to approve SPIELMAN/Cruz Stallone – Abstain
Remainder – Ayes

RESOLUTIONS

- | | | |
|---------|---|-----------------------------------|
| 2007-01 | 2007 Meeting Dates
Motion to approve – Spielman/DeVito | All Ayes |
| 2007-02 | Chairperson 2007 – Donna Hopkins
Motion to approve CRUZ/Spielman | All Ayes |
| 2007-03 | Vice Chairperson 2007 – Leslie Savage
Motion to approve – DeVito/Cruz | All Ayes |
| 2007-04 | Board Accountant – Juan Carlos Bellu
Motion to approve – DeVito/Spielman | All Ayes |
| 2007-05 | Board Attorney – Brian E. Rumpf, Esquire
Motion to approve – Spielman/Cruz | All Ayes |
| 2007-06 | Board Secretary – Kathleen Sevchenko
Motion to approve – Spielman/Cruz | All Ayes |
| 2007-07 | Southwind CPI of 4.1% effective December 1, 2006
Motion to approve – Spielman/Cruz | Stallone Abstain Remainder – Ayes |
| 2007-08 | Oak Tree Real Estate Tax Increase of \$2.45 per site per month effective 2/1/2007
Motion to approve CRUZ/DeVito | Stallone Abstain Remainder – Ayes |
| 2007-09 | Oak Tree CPI Increase of 1.3% effective 2/1/2007
Motion to approve CRUZ/DeVito | Stallone Abstain Remainder – Ayes |
| 2007-10 | Maple Glen Mobile Home Park Hardship Rental Increase Remand – Additional amount
Of \$45,428.00 approved to be added to hardship increase previously approved.
Effective 2/1/2007 to be paid over a 24 month period as per landlord agreement with
Tenants, or tenant may address the park owner for alternative arrangements.
Motion to approve DeVito/CRUZ | Stallone Abstain Remainder – Ayes |

MGM at Jackson matters will be carried to the meeting of February 22, 2007.

SHADY LAKE CPI & REAL ESTATE TAX INCREASE – Mr. Bellu has received an application which has been deemed to be incomplete, back up documentation is needed. Mr. Bellu has notified the park's attorney Ruben Silverman.

REGENCY CLUB

Karen Palmer, Lorena Gomez and Alexis Fraistat were sworn in by Mr. Rumpf, along with Board Accountant, Mr. Bellu.

Increase is for January, February and March 2007. Mr. Bellu notes that the Ordinance requires a CPI 'go back' of three months, which would put the increase at 4.1%. Regency Club has used a five

month CPI 'go back', for an increase of 4.92%. Ms. Palmer states that the CPI was not available when they prepare the leases in order to give a 90 day notice to the tenants.

Mr. Bellu states that the CPI figure is available, just not in the time frame allotted by Regency.

Mr. Rumpf states that the Ordinance governs what the Board has to do. The board recognizes the difficulty faced by the landlord, however the board can only make recommendations to the Township Council to make a change in the Ordinance. The board does not have the authority to go away from the Ordinance. He is in agreement with Mr. Bellu that the 'look back' is three months. Until the Township Council makes a change in the Ordinance, there is nothing the board can do.

There has been ongoing dialogue regarding this section of the Ordinance, landlord can request that the application be carried until the board can confer with Township Council and he would advise the board to rule on the application as the Ordinance dictates if they are to make a ruling at tonight's meeting.

The applicant has three choices:

- a. Ask the board to make a ruling this evening, where Mr. Rumpf would advise the board to adhere to the Ordinance.
- b. Carry the application until the board can submit to Township Council the difficulties by the applicants on the look back period and recommend that the Ordinance be changed
- c. Withdraw the application, or file action in Superior Court

Ms. Gomez states that she will choose to table the application (all three months requested increases)

Mr. Bellu notes that tabling the application would allow for the same effective date and that Regency is collecting the increase in the interim.

Mr. Bellu notes to the landlord that some of the apartments are out of line with the Ordinance requirements with the pet fee amount, and refers to Page 3, Section 86-4 of the Ordinance.

Motion to carry the Regency Club Application for January, February and March of 2007 increase to the meeting of February 22, 2007. SPIELMAN/Stallone All Ayes

Mr. Bellu with convey to the Business Administrator the difficulty with the CPI look back time period.

Pleasant Gardens	>	Schedule February 8, 2007
MGM at Jackson	>	Schedule February 22, 2007
Regency Club	>	Schedule February 22, 2007

PUBLIC

Will Boyce of MGM – questions the Resolution, landlord sent notice as of January 1, Resolution has an effective date as of February 1, 2007. Mr. Rumpf notes that the increase actually goes back to the 2005 date.

Charles Koch – Oak Tree – landlord has sent letters regarding signing a new lease as of 2/1/2007 including sewer meters.

Mr. Bellu notes that Oak Tree is making an application, the Board has not yet reviewed it.

Correspondence from Land O'Pines received – regarding the CPI look back time period.

BILLS – Motion to pay all bills SPIELMAN/Cruz All Ayes

Motion to adjourn STALLONE/DeVito All Ayes
Meeting adjourned 8:55 PM

Minutes prepared and submitted by:

Kathleen Sevchenko, Secretary

Approved 2/22/2007