

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF FEBRUARY 22, 2007
MINUTES

The meeting was called to order at 7:30 PM with a flag salute and reading of the Sunshine Law by Mr. Rumpf.

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

MINUTES OF January 25, 2007 – Motion to approve SPIELMAN/DeVito Savage-Abstain
Remainder – Ayes

BILLS – Motion to pay all bills DEVITO/Savage All Ayes

PLEASANT GARDENS – As Ms. Greenberg is not yet present, the board will proceed with MGM application.

MGM – CPI Increase application. Mr. Rumpf notes that originally the application was for CPI and Real Estates Taxes. An application for decrease from the tenants for real estate taxes was received on Tuesday, and has not yet been reviewed by Mr. Bellu. Both applications will be scheduled for the second meeting in March.

<Stallone 7:40 PM>

Mr. Rumpf has asked both attorneys to prepare a brief to the Board regarding the retro active tax increases requested and to submit same to Mr. Rumpf no later than March 16.

Mary Beth Park, Park Manager; Will Boyce and Gary Miller of the Tenant Association, along with Mr. Bellu were sworn in by Mr. Rumpf. Mr. Bellu has reviewed the application for CPI increase of 5% effective March 1, 2007.

Mr. Boyce states that the tenants have been faced with increases of over \$140 in one year. Mr. Miller questions the operating expenses of the park. Discussion regarding snow removal going out to bid, presently the park is using BilJim. Also tenants feel the park should go out to bid for lower prices on lawn care and other services.

Jack Klenenhofer states that the Ordinance Section 86-19 allows for only one increase per year, there was an increase in January , the CPI is unfair.

Mr. Rumpf states that the board is dealing with a Judicial Order on the remanded expense items regarding to the Hardship application of 2004.

Raymond Schlecser states he has had three raises in rent in five months. His rent went from \$288 to \$350.

Gary Lattanzi would like to make it clear that the residents are responsible for maintenance of each of their individual homes.

Mr. Miller notes that promised maintenance issues have not been addressed by the landlord.

Councilman Jason Gudaitis recommends speaking with the Township Attorney, Council welcomes recommendations from the Board on any revisions to the Ordinance.

D. Hopkins points out that a Sandra VanPelt owns nine units in the park.

MaryBeth Park states that she is a sister, a private investor and seven units are rented out at \$333.000 each, two are not rented.

Motion to approve CPI increase effective March 1, 2007 for MGM SAVAGE /

Mr. Rumpf states that there are no issues that would preclude the board from voting on the CPI for MGM.

Mr. Bellu notes the only issue would be that of Sandra VanPelt owning nine units.

Mr. Rumpf states that if members of the board have lingering questions on this application involving the corporate entity ownership, Ordinance Section 86-30; the board will ask the applicant to provide more information on ownership and the hearing will be carried until the meeting of March 22, 2007.

Motion to carry hearing on MGM CPI until the meeting of March 22, 2007 DEVITO/Stallone All Ayes.

Ms. Savage withdraws her previous motion to approve the CPI. Mr. Rumpf requests that MGM counsel provide ownership information on the nine units and ownership of the park (peglegweb). Mr. Bellu would request copies of the leases between Ms. VanPelt and her tenants.

Mr. Lattanzi states that if there is a discrepancy, perhaps the board should go back to square one.

Mr. Rumpf states that the board jurisdiction may be limited to applications filed.

Appeal Process – Mr. Rumpf notes that the appeal process would be directly to the Superior Court.

9:00 PM – Recess

9:10 PM – To Order

PLEASANT GARDENS – CPI & Real Estate Tax Increase

Present and sworn are Abe Frankel, Manager; Saul Rothberg, On site manager; John Cinarde, Superintendent for Pleasant Gardens.

Mr. Bellu – CPI was being calculated with the gross rent, the lease amount has been corrected. Real Estate Tax Increase of \$4.63, with a maximum of \$67.90 per apartment per month.

Tenants have been noticed via certified mail. Certification statement has been submitted to the board. It was noted that an on-site person is living at Pleasant Gardens to address the repair issues.

Ms. Hopkins has some questions on the certification of the notices sent to the tenants. Mr. Rothberg states that he took all the notices to the Lakewood Post Office, some he personally stamped and some were stamped by the post office.

John McGaragle – states that his heat is inadequate, he was provided with two electric heaters.

Management states that windows, doors and pipes have been insulated and circulator pumps have been increased in an effort to provide more heat.

Motion to approve CPI Increase of 4% and Real Estate Tax Increase of \$4.63, maximum of \$67.90 per apartment per month effective March 1,2007 SAVAGE/DeVito All Ayes

Terri of Jackson Estates questions the Resolution for the Jackson Estates Real Estate Tax Increase, she would like a copy of the Resolution when passed.

Meeting Adjourned 10:05 PM

Minutes prepared and Submitted by:

Kathleen Sevckenko
Secretary