

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF MAY 10, 2007
MINUTES

The meeting was called to order at 7:30 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, L. Savage, D. Hopkins, N. Stallone, B. Rumpf, Esq. and J. Bellu, CPA

RESOLUTIONS

- 2007-14 Maple Glen Mobile Home Park – Real Estate Tax Increase \$3.51 per unit per month, maximum \$42.15 effective March 1, 2007.
Motion to deny increase DEVITO/Savage Cruz – Abstain Remaining – Ayes
- 2007-15 Maple Glen Mobile Home Park – Real Estate Tax Decrease \$4.37 per site per month, Maximum \$34.27 per month effective March 1, 2007
Motion to approve SAVAGE/Spielman Cruz-Abstain Remaining – Ayes
- 2007-16 Maple Glen Mobile Home Park – CPI Increase of 2.54% effective March 1, 2007
Motion to approve DEVITO/Stallone Cruz-Abstain Remaining – ayes

MINUTES OF APRIL 26, 2007 – Motion to approve DEVITO/Savage Cruz-Abstain
Remainder – Ayes

CORRESPONDENCE – Jackson Estates CPI Increase Application – to be schedule for the May 24, meeting.

FOUNTAINHEAD PARK

Present for Fountainhead are Clem Caldarise and Lori Greenberg Esq. Mr. Caldarise and Mr. Bellu are sworn in by Mr. Rumpf.

Mr. Bellu has reviewed the application for CPI Increase of 2.1% and Real Estate Tax Increase of \$2.46, maximum of \$35.01 to be effective April 1, 2007. Increase is for 156 sites.

No public comments.

Ms. Savage questions why no increase was previously applied for sites #83, 93, 112, 117, 118, 150, 151 and 153.

Mrs. Greenberg and Mr. Caldarise advise that there was a long standing negotiated settlement with the tenants in 1989, they are being put back on for increases at this time. Tenants were notified of the increase.

Motion to approve CPI Increase of 2.1% effective April 1, 2007 SPIELMAN/Stallone All Ayes
Motion to approve Real Estate Tax Increase of \$2.46 per site per month, maximum of \$35.01 effective April 1, 2007 SAVAGE/Spielman All Ayes

Mr. Bellu has also reviewed the Fountainhead Application for CPI Increase of 2.8% effective June 1, 2007 and finds all figures and mathematics to be correct.

Motion to approve CPI of 2.8% effective June 1, 2007 SAVAGE/DeVito All Ayes

It was noted that the group with the CPI effective June 1, 2007, will also have the Tax Increase effective on June 1, 2007 for record keeping purposes.

Mr. Rumpf advised the Board members that there are apartments that are not presently complying with the Rent Control Ordinance. At present, Regency Club is the only complex that comes before the Board with rent increases. There are at least 4 or 5 other complexes in the township that never come before the board. Mr. Rumpf will communicate with the Business Administrator on this matter. It was also noted that the Rent Control Board is not listed among the Boards and Commissions on the Jackson Township Web Site.

Mr. Rumpf received approval from the Board to recommend changes to the Ordinance that were discussed at the workshop to the Township Council.

Jackie of Fountainhead states that residents are not aware of Rent Control.
Shari of Fountainhead states that she will attend Twp. Meetings and request that the Ordinance be enforced.

Mr. Rumpf notes that the Council Liaisons to the Board, Jason Gudaitis and Emily Ingram, will be provided with the information.

Meeting of May 24, 2007 – Jackson Estates Increase Application and Regency Club will be on the agenda. Regency Club requested an adjournment from tonight's meeting.

PUBLIC – Diane DiCapua of Jackson Estates noted that she does not have a spreadsheet available for Mr. Bellu.

MEETING ADJOURNED 8:12 PM

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary

Approved
6/14/2007
(KS)