

**JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF MAY 24, 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:** R. Cruz, G. DeVito, L. Savage, D. Hopkins, B. Spielman B. Rumpf, Esq. and J. Bellu, CPA

**RESOLUTIONS APPROVED:**

Motion by DeVito Seconded by Savage to approve Fountainhead Park CPI Increase Effective 3/1/2007. All Ayes.

Motion by DeVito Seconded by Cruz to approve Fountainhead Park CPI Increase Effective 6//1/2007. All Ayes.

Motion by Cruz Seconded by DeVito to approve Fountainhead Park Tax Increase Effective 6/1/1007. All Ayes.

**APPLICATIONS**

**REGENCY CLUB APARTMENTS**

In the absence of representation, the application of Regency Club Apartments for rent increase was postponed until the next meeting.

**JACKSON ESTATES**

Present representing Jackson Estates were Ms. Lori Greenberg, Attorney, and John and Diane DiCapua, on-site Managers. Mr. Bellu noted the application was for a CPI increase of 2.8% for 232 units. The application was mathematically correct. There were no questions from anyone present. Motion by DeVito Seconded by Savage to approve the Application for a 2.8% CPI increase as filed. All Ayes

**APARTMENTS UNDER RENT CONTROL**

Mr. Rumpf pointed out that any apartment complex consisting of 25 units or more are subject to rent control. There are several apartment complexes in the Township which are under rent control but do not file an application for a rent increase. He requested a letter be sent to them noting the Township requirements and asking for a reply. If that approach is not successful he would suggest then taking it one step further to the Township Administration. The apartments in question are Colonial Arms, Pleasant Gardens, Jackson Green, Pine View Apartments, Regency, Woodmere Apartments and Vista Center.

Barbara Spielman arrived at 7:40 PM.

After the Regular Meeting, the Rent Board will go into Executive Session to discuss litigation. Mr. Rumpf suggested they meet with the Council Liaison, Jason Guidaitis, to discuss revisions to the Rent Control Ordinance.

**PUBLIC SESSION**

Shari Williams of Fountainhead Park introduced Marion Giuffre of Southwind Mobile Home Park. Mrs. Giuffre stated they are having many problems at Southwind. They have a new Manager, Steven Sachs, who is

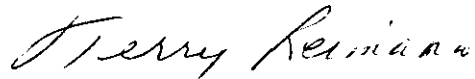
taking away parts of the lots that tenants rent. She also stated he got rid of older homeowners in order to decontrol the rent on the lot. Now her family is the latest victim. Because their daughter and future son-in-law are living with them (it is a family park), they were told there must be a background check done on him and they would have to reapply for residency. No one else was asked to do this. The Giuffres were told they have 60 days to do this or they will be evicted. They presented the Board with a lot of paperwork to back up their statements. Mr. Bellu stated they will send a letter to the owner and ask him to appear before the Board at the next meeting to offer an explanation. Mrs. Giuffre thanked the Board for listening to her.

Jean Patrick of Westlake Mews Apartments spoke about the amount of their rental increases without any approval. It is supposed to be affordable housing but the rent is now \$800 for a one-bedroom apartment. Mr. Rumpf explained that since the complex is only four years old, under the law apartment complexes have seven years before they fall under Rent Control.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 8:25 PM.

Respectfully submitted,



Terry Reimann  
For Kathleen Sevchenko, Secretary

Approved  
6/14/2007  
(KS)