

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF JUNE 28, 2007  
MINUTES

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

PRESENT: G. DeVito, R. Cruz, B. Spielman, L. Savage, B. Rumpf, Esq. and J. Bellu, CPA

MINUTES OF JUNE 14, 2007 – Motion to approve SPIELMAN / DeVito All Ayes

CORRESPONDENCE

Correspondence dated June 22, 2007 from United Mobile Homes regarding the meeting with Jackson Township Council members.

Ms. Savage notes that there is a Mobile Home Advisory Board in Jackson Township and would like to have members of this board attend those meetings if possible.

REGENCY CLUB INCREASE APPLICATION FOR APRIL AND MAY OF 2007

Present representing Regency Club is Chris Hanlon, Esq. and Karen Palmer, who is sworn in along with Mr. Bellu by Mr. Rumpf.

The issue is the \$40 pet fee being charged to Apartment 27K, there was no pet at the last CPI increase and last lease.

Mr. Bellu states that pet fees are covered by the Ordinance as "Rent" per Section 86-4.

Mr. Hanlon feels that pet fees are optional – the tenant chooses to have a pet. Base rent will not include pet fees, CPI will be lower.

Mr. Rumpf notes that the Ordinance is very clear in the definition of "Rent". Pet fees are part of rent. The board should approach the Township Council for changes to this section of the Ordinance.

Ms. Spielman questions the \$15 increase in pet fees. Ms. Palmer notes that it involves maintenance issues, most fees in the area are \$50, and they are the lowest in the area.

Mr. Cruz notes that housing leases charge extra one time fees for pets, Regency Club amounts to \$480 per year for one pet.

Mr. Bellu feels it is just another way to collect, any pet damages would come out of the security.

Mr. Rumpf – under the current Ordinance, there is no option for interpretation.

Mr. Hanlon notes that no tenants have complained about the pet fees.

PUBLIC –

Lou Spaulding, Jackson Estates – cautions to not put the pet fees in the base rent, it is in the base rent in Jackson Estates, never able to remove from the base rent if no pet.

Mr. Rumpf – if fees are in base rent, when the pet dies, the landlord does not have to remove the fee.

Motion to approve April CPI increase for Regency Club Apartments, maximum of 3.6%; using figures prepared by Mr. Bellu, adjusted spreadsheet.

CRUZ / DeVito      Spielman – No      Cruz, DeVito & Savage – Yes

Motion to approve May CPI increase for Regency Club apartments, maximum of 3.9%; using figures prepared by Mr. Bellu, adjusted spreadsheet.

Mr. Hanlon notes typo errors on apartment #22K in notice to tenant, should be \$20 and new base of \$1,019.00. 8M should be \$42 and new base of \$1,147.00 landlord proposed base rent.

#9A, 18B and 31J landlord used different month CPI, Mr. Hanlon will concede to Mr. Bellu's numbers, he would recommend a five month push back for the CPI. Board is in agreement.

PUBLIC - None

Mr. DeVito questions if the residents were advised of tonight's meeting. Ms. Palmer notes they were not advised. Mr. Rumpf states that the board did not require additional notice.

On the Motion            CRUZ / DeVito  
Spielman – No            Cruz, DeVito and Savage – yes

PUBLIC

Dawn Senatore – Southwind – there are still issues with the parking fees, \$50 for the third vehicle. \$30 for boats, recreational vehicles, her lease states this is added rent.

Mr. Rumpf – an application needs to be filed for the board to take action. Need to discuss with Council action on the Ordinance. He will correspond with United Mobile Homes regarding fees being portion of the base rent. He will also raise the issue with the Township Council.

Marion Giuffre – why do they have to make application, but the landlord doesn't have to appear before the board to charge the fees. Something has to be done.

Mr. Rumpf notes that the Rent Control Board does not have enforcement authority.

Ms. Spielman notes that a meeting to revise / amend the Ordinance is needed as soon as possible.

CLOSE PUBLIC

Mr. Rumpf would like to bring the board up to date on the correspondence sent out to the various apartment complexes. Of the seven sent out, three do not fall under the Ordinance as they are not yet old enough, another three fall under the Fair Housing Act and the remaining one, Woodmere/Pineview have requested that information be sent in order to become compliant.

BILLS – Motion to pay all bills    CRUZ / Spielman            All Ayes

Meeting Adjourned 8:50 PM

Minutes prepared and submitted by:

Kathleen Sevchenko  
Secretary