

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF AUGUST 9, 2007
MINUTES

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

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

MINUTES OF July 26, 2007 – Motion to approve DeVito / Cruz All Ayes

BILLS - Motion to pay all bills DeVito / Cruz All Ayes

CORRESPONDENCE

Received Capital Improvement Application for Oak Tree Mobile Home Park

RESOLUTIONS

2007-23 CPI Increase of 4.1% effective July 1, 2007 for Regency Club Apartments
Motion to approve DeVito / Savage All Ayes

LAND O' PINES CPI INCREASE APPLICATION

Ms. Greenberg is present representing Land O' Pines and notes that the only way she was aware that the matter was on for hearing tonight was due to an agenda she received. She would like to request written notice be sent to her for any future scheduled meetings. Mr. Bellu noted that his office called Mr. Hebler to notify him of the meeting.

Mr. Hebler and Mr. Bellu are sworn in by Mr. Rumpf.

Mr. Bellu has reviewed the application for CPI increase effective 7/1/2007. There are pet charges – some for \$8.50 and some for \$10 that are being charged, along with 2,3 & 4th person fees. Mr. Bellu noted some math errors on the application.

Mr. Bellu noted that pet fees should be a part of the rent as per the Ordinance.

Ms. Greenberg noted that this park has a private septic system, which is the reason for the extra person fees. Mr. Hebler stated that he has been charging \$8.50 pet fees for years, now new tenants will be required to pay the \$10 fee, this is disclosed in writing to the tenant.

Motion to approve CPI Increase of 2.6% effective July 1, 2007 for Land O' Pines Mobile Home Park using corrected figures as per Mr. Bellu's calculations on his spreadsheet. Mr. Hebler is in agreement with the figures.

DeVito / Savage All Ayes

LAND O' PINES REAL ESTATE TAX INCREASE

Mr. Bellu has reviewed the application for an increase of \$.30 per site per month, with a maximum tax of \$24.13 per site per month and finds all to be in order.

Motion to approve Real Estate Tax Increase of \$.30 per site per month for Land O' Pines Mobile Home Park Savage / DeVito All Ayes

OAK TREE MOBILE HOME PARK CAPITAL IMPROVEMENT APPLICATION

Ms. Greenberg requests that the board schedule this application for September 22, 2007 if possible.

JACKSON ESTATES REAL ESTATE TAX INCREASE

John and Diane DiCapua are sworn in by Mr. Rumpf. Mr. Bellu has reviewed the application and notes that the previous real estate tax increase was for a nine month period of time due to the lateness of the bills being received. This increase is for \$.56 per site per month with a maximum of \$29.06 per site per month. Mr. Bellu notes that Jackson Estates is not receiving the full amount of Real Estate Tax due , as they missed filing an application in 1991.

Motion to approve Real Estate Tax Increase of \$.56 for Jackson Estates effective July 1, 2007

DeVito / Cruz All Ayes

Diane DiCapua also would request prior notification of the matters being heard at the meeting so she can post notice on the bulletin board for the tenants.

Mr. Bellu will notify applicants of the scheduled meetings.

PUBLIC

Shari Williams of Fountainhead – notes that the Jackson Township Web site lists the meeting start time at 8 PM, when it is really 7:30 PM. Jason Guidaitis, who is in the audience, will correct the time. Shari questions if the meetings will be open to the public when the pet fees and any changes to the Ordinance will be discussed?

Mr. Rumpf – there have been several discussions at open public meetings regarding recommended changes to the Ordinance. The board has summarized the concerns and has forwarded them on to the Township Council liaisons.

Charles Koch of Oak Tree – regarding water meter installation, this is not a capital improvement.

Mr. Rumpf notes that the application has not yet been heard or voted upon by the board.

Mr. Bellu notes that capital improvement is determined by IRS rules.

Mr. Koch is advised that the matter is scheduled for hearing at the meeting of September 27, 2007.

Motion to Adjourn Cruz / Savage All Ayes

Meeting Adjourned 8:07 PM

Minutes prepared and submitted by:

Kathleen Sevcenko
Secretary