

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF APRIL 8, 2010
MINUTES

Chairperson Donna Hopkins called the meeting to order followed by a flag salute and reading of the Sunshine Law by Mr. Brian Rumpf, Esq.

PRESENT: S. Williams, B. Spielman, R. Cohen, N. Stallone, D. Hopkins, B. Rumpf, Esq. and J. Bellu, CPA

MINUTES of January 28, 2010 - Motion to approve WILLIAMS / Stallone All ayes

CORRESPONDENCE - Vacancy decontrol information for Jackson Acres.
Fountainhead and Oak Tree applications will be heard at the April 22 meeting.

BILLS – Motion to pay all bills COHEN/Stallone All Ayes

RESOLUTIONS

2010-10 Pleasant Gardens Apartments – Real Estate Tax Increase effective March 1, 2010. Maximum of \$76.96 per site per month, for an increase of \$7.04 per unit, for a total of 52 units

Motion by COHEN / Williams All Ayes

2010-11 Pleasant Gardens Apartments – CPI Rent Increase of 5.3% (heat provided)

Motion by COHEN/Stallone All Ayes

2010-12 Pleasant Gardens Apartments – CPI Rent Increase of 1.1% (heat provided)

Motion by COHEN/Spielman All Ayes

2010-13 Luxury Mobile Home Park – Real Estate Tax Increase effective September 1, 2009, maximum of \$31.55 per site per month, for an increase of \$7.46 per unit, for a total of 57 units.

Motion by COHEN/ Williams All Ayes

2010-14 Luxury Mobile Home Park – CPI Increase of 3.8% effective September 1, 2010

Motion by COHEN / Stallone All Ayes

2010-15 Fountainhead Mobile Home Park – Joseph Mercante denial of rental decrease. Allow Mr. Mercante to install a new shed with a max. footage of 108 sq. ft. Fountainhead to provide pad.

Motion by COHEN/ Stallone All Ayes S. Williams – Abstain

REGENCY CLUB APARTMENTS – CPI INCREASE

Present representing Regency Club is Karen Palmer, Property Manager, who along with Juan Bellu is sworn in by Mr. Rumpf.

CPI Increase for January 2010 – 5.3% (heat provided) effective 1/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for February 2010 – 5.3% (heat provided) effective 2/1/2010

Motion by STALLONE / Williams All Ayes

CPI Increase for March 2010 – 5.3% (heat provided) effective 3/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for April 2010 – 1.1% (heat provided) effective 4/1/2010

Motion by SPIELMAN/Stallone All Ayes

CPI Increase for May 2010 – 1.1% (heat provided) effective 5/1/2010

Motion by COHEN / Williams All Ayes

WOODMERE APARTMENTS – CPI INCREASE

Present representing Woodmere Apartments is Christopher Knight, Property Manager

CPI Increase for January 2010 – 5.34% (heat provided) effective 1/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for February 2010 – 5.34% (heat provided) effective 2/1/2010

Motion by STALLONE / Williams All Ayes

CPI Increase for March 2010 – 5.34% (heat provided) effective 3/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for April 2010 – 1.1% (heat provided) effective 4/1/2010

Motion by SPIELMAN/Stallone All Ayes

CPI Increase for May 2010 – 1.1% (heat provided) effective 5/1/2010

Motion by COHEN / Williams All Ayes

PINEVIEW APARTMENTS – CPI INCREASE

Present representing Pineview Apartments is Christopher Knight, Property Manager

CPI Increase for January 2010 – 3.84% (heat not provided) effective 1/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for February 2010 – 3.84% (heat not provided) effective 2/1/2010

Motion by STALLONE / Williams All Ayes

CPI Increase for March 2010 – 3.84% (heat not provided) effective 3/1/2010

Motion by COHEN / Spielman All Ayes

CPI Increase for April 2010 – (-).4% (heat not provided) effective 4/1/2010

Motion by SPIELMAN/Stallone All Ayes

CPI Increase for May 2010 – (-).4% (heat not provided) effective 5/1/2010

Motion by COHEN / Williams All Ayes

PINEVIEW APARTMENTS – REAL ESTATE TAX SURCHARGE – 2009

Calculated on a square footage basis - \$.40 per square foot. One bedroom apartment tax surcharge of \$214.32 per year, \$17.85 per month. Two bedroom apartment tax surcharge of \$287.10 per year, \$23.92 per month. Total of 83 Units. Effective date of June 1, 2010.

Motion by WILLIAMS / Cohen All Ayes

PUBLIC

Jackie Douglas of Fountainhead states that residents pay the taxes for the entire parcel of land owned by Fountainhead. The park does not encompass this entire parcel. They are paying for non-accessible areas of property that are not utilized by the residents. Mr. Bellu will review this.

Joe Mercante – questions when the 90 day time period begins for the concrete pad construction. He is advised that it begins today. Mr. Rumpf requests that Mr. Mercante notify him when he is ready to demolish the existing shed and he will contact Ms. Greenberg.

Meeting adjourned at 8:30 PM

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary