

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF APRIL 22, 2010  
Minutes

Chairperson Donna Hopkins called the meeting to order at 7:45 PM followed by a flag salute and reading of the Sunshine Law by Mr. Rumpf.

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

MINUTES OF APRIL 8, 2010 - Motion to approve Minutes of April 8, 2010 WILLIAMS / Spielman All Ayes

CORRESPONDENCE – Mr. Rumpf has been contacted by the Jackson Township Attorney, regarding a complaint by Mr. Mercante. There was no specific complaint referred to, but Mr. Rumpf will correspond with Mr. Mercante.

RESOLUTIONS

**2010-15** Fountainhead Mobile Home Park – Rental Decrease by Mr. Mercante. Compromise agreement reached between Park and Tenant. MOTION TO APPROVE – STALLONE / Williams All Ayes

**2010-16** Regency Club CPI Increase of 5.3% (heat provided) for January, February and March 2010 for those apartments listed effective the first day of each month MOTION TO APPROVE STALLONE / Spielman All Ayes

**2010-17 Regency Club** CPI Increase – April 1, 2010 1.1%, May 1, 2010 1.1% for those apartments listed effective the first day of each month. MOTION TO APPROVE SPIELMAN / Stallone All Ayes

**2010-18 Woodmere Apartments** – CPI Increase (heat provided) of 5.34% effective January 2010 through March 2010 for those apartments listed on Schedules A & B  
MOTION TO APPROVE SPIELMAN/Stallone All Ayes

**2010-19 Woodmere Apartments** – CPI Increase (heat provided) of 1.10% effective April 2010 through May 2010 for apartments listed on Schedules A & B  
MOTION TO APPROVE SPIELMAN / Stallone All Ayes

**2010-20 Pineview Apartments** – CPI Increase (no heat provided) of 3.84% effective January 2010 through March 2010 for those apartments on Schedule A & B  
MOTION TO APPROVE STALLONE / Spielman All Ayes

**2010-21 Pineview Apartments**- CPI Increase(no heat provided) (-).4% effective April 2010 through May 2010 for apartments listed on Schedules A & B.  
MOTION TO APPROVE STALLONE / Spielman All Ayes

**FOUNTAINHEAD** – Will be rescheduled for the meeting of June 10, as there is a conflict with a board member who lives in the park that is involved with the issues being heard.

**LAND O' PINES** – Present representing the park are Lori Greenberg, Esq. and Fred Hebler, who along with Mr. Juan Bellu are sworn in by Mr. Rumpf.

Application is seeking a CPI Increase of (-).4% effective July 1, 2010. Real Estate Tax is \$37.19 per site, per month.

Public – Dorothy Coifton of #1 Lob Lolly Lane questions the Capital Improvement of 20 years on the application. Mr. Bellu explains the procedure for capital improvements which in this case involved the purchase of a dump truck for the park use. This was approved in 2005.

MOTION TO APPROVE CPI Increase of (-).4% effective July 1, 2010 SPIELMAN / Williams All Ayes

**OAK TREE MOBILE HOME PARK** – Present representing the park are Lori Greenberg, Esq. and Johanna DiAmbroso. The application is seeking a CPI Increase along with a Real Estate Tax increase. The CPI increase is (-).4% effective April 1, 2010.

Real Estate Increase of \$3.29 per site per month, maximum of \$39.37 effective April 1, 2010.

MOTION TO APPROVE CPI Increase of (-).4% effective 4/1/2010 WILLIAMS / Spielman All Ayes

MOTION TO APPROVE REAL ESTATE TAX Increase of \$3.29 per site per month effective 4/1/2010

SPIELMAN /Williams All Ayes

**BILLS** – Motion to pay all Bills WILLIAMS / Stallone All Ayes

**PUBLIC** – Shari Williams of Fountainhead Park received a Notice of Change that was inserted along with the CPI Increase Notice.

Lori Greenberg – states this is not in violation of the law.

Shari Williams does not feel this should be put in with the CPI Notice. Shari also has a concern with the requirements for responsibility for the heat tape, the landlord is responsible for the part in the ground and the tenant is responsible for the portion ground up.

Lori Greenberg requests a copy of the email sent to the Rent Control Board by Ms. Williams.

Kathy Brown of 302 Third Street – Southwind Mobile Home Park. Mr. Rump has spoken with Ms. Brown and has asked Mr. Bellu or paperwork. Mr. Brown stated the home was previously owned by her cousin. The landlord refuses to put the lease in her (Kathy Brown) name. The cousin's name is Mary Milane. Ms. Brown was told the rent was \$600. Real Estate tax pass through in the amount of \$47.47 was added to the base rent. Mr. Rumpf will correspond with the attorney for Southwind and Mr. Bellu will review his records. Ms. Brown stated that the landlord refused to accept rent for January 2010.

**MEETING OF MAY 13, 2010 WILL BE CANCELED DUE TO LACK OF BUSINESS.**

**MEETING ADJOURNED 9 PM**

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary