

**JACKSON RENT CONTROL BOARD  
MEETING OF June 10, 2010  
MINUTES**

Chairperson Donna Hopkins called the meeting to order at 7:40 PM followed by a flag salute and reading of the Sunshine Law by Mr. Rumpf.

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

**MINUTES OF MAY 27, 2010** – Motion to approve COHEN / Williams All Ayes

**CORRESPONDENCE** – Mr. Bellu has received Vacancy Decontrol information from Oak Tree Mobile Home Park.

**BILLS** – Motion to pay all bills STALLONE / Spielman All Ayes

**REGENCY CLUB CPI INCREASE APPLICATIONS**

Karen Palmer notified Mr. Bellu that she would be unable to attend the meeting this evening. Lori Greenberg, Esq. is present on behalf of Regency Club. Mr. Bellu is sworn in by Mr. Rumpf.

**CPI INCREASE – June 2010** - heat is provided. Increase of 1.1% effective June 1, 2010

Mr. Bellu has reviewed the application and finds it to be correct.

Motion to approve CPI Increase of 1.1% for those apartments listed effective June 1, 2010

COHEN / Stallone All Ayes

**CPI INCREASE – July 2010** – heat is provided. Increase of 1.1% effective July 1, 2010

Mr. Bellu has reviewed the application and finds it to be correct.

Motion to approve CPI Increase of 1.1% for those apartments listed effective July 1, 2010.

COHEN / Williams All Ayes

**CPI INCREASE – August 2010** – heat is provided. Increase of 1.1% effective August 1, 2010.

Motion to approve CPI Increase of 1.1% for those apartments listed effective August 1, 2010.

COHEN / Spielman All Ayes

**FOUNTAINHEAD MOBILE HOME PARK – CPI & REAL ESTATE INCREASE APPLICATION**

Total of number of sites in the park has increased from 156 to 160. Maximum real estate tax amount to be paid per site per month \$49.13. License fee of \$.31 per site per month. Increase to be effective 4/1/2010.

Shari Williams excuses herself from voting on this application.

MOTION to approve Real Estate Tax Increase for maximum of \$49.13 per month per site, effective 4/1/2010

COHEN / Spielman Schleckser, Cohen, Stallone, Spielman, Hopkins – Ayes Williams – Abstain

**April CPI Decrease** of (-).4% effective 4/1/2010 for those sites as listed. Mr. Bellu has reviewed the application and finds it to be correct.

MOTION to approve CPI Decrease of (-)4% effective 4/1/2010.

COHEN / Stallone Schleckser, Cohen, Stallone, Spielman, Hopkins – Ayes Williams – Abstain

**June CPI Decrease** of (-).4% effective 6/1/2010 for those sites as listed. Mr. Bellu has reviewed the application and finds it to be correct.

MOTION to approve CPI Decrease of (-).4% effective 6/1/2010

COHEN / Spielman Schleckser, Cohen, Stallone, Spielman, Hopkins – Ayes Williams – Abstain

## **PUBLIC**

Joe Mercante, Fountainhead

Questions Resolution regarding pouring new concrete pad over the old pad. Clem Caldarise of Fountainhead states that the pad is 6", not the normal 4" pad and the Township Building Inspector has allowed them to pour over old pads. Mr. Caldarise stated the pad will have proper reinforcement and will be poured Tuesday. Mr. Mercante will provide information for the shed dimensions. Mr. Caldarise stated the shed cannot be more than 100 square foot.

Dominick and Caroline Perciballi, 4 Gardenia Place. Bought their home in Fountainhead in 2001. Have experienced roof problems, there are three layers of shingles on the roof and there is mold from leaking. When they bought the home, there were vehicles parked in the driveway, they didn't notice that the entire driveway was cracked. Fountainhead will repair only the front apron of the driveway. Belinda Mayer was the previous owner.

Mr. Rumpf stated that this is unfortunately a "buyer beware" situation. Mr. Rumpf advises the Perciballi's to seek legal counsel. Mr. Rumpf will contact Jackson Township inspector regarding the driveway situation and advise the Perciballis.

MEETING OF JUNE 24, 2010 – CANCELED.

Due to furlough days scheduled by Jackson Township, the meeting scheduled for Thursday, December 23, 2010 will be canceled.

MEETING ADJOURNED 9 PM

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary