

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF SEPTEMBER 23, 2010
MINUTES

Chairperson Donna Hopkins called the meeting to order at 7:30 PM followed by a flag salute., and reading of the Sunshine Law by Mr. Rumpf.

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

MINUTES OF JULY 22, 2010 – Motion to approve SPIELMAN / Stallone All ayes

CORRESPONDENCE – Mr. Bellu has received an application for Rental Decrease from a resident of Luxury Mobile Home Park.

Mr. Rumpf has received from the Township Clerk an inquiry from Manchester Township regarding the history and operation of the Rent Control Board. Mr. Rumpf will call the Township Clerk with information and members of the Board suggest that those interested parties from Manchester Twp. attend a Rent Control Board meeting.

Mr. Rumpf has also received a proposed Ordinance for review that would revise the current Rent Control Ordinance. There are proposed vacancy decontrol changes along with changes that include in the case of rented lots, the landlord does not get the benefit of Rent Control. It is suggested that the number of lots be lowered to one or more units. It was also suggested that an Escrow account be established. Mr. Rumpf will advise the Township Attorney of the Board's recommendations.

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

SOUTHWIND MOBILE HOME PARK – Real Estate Tax Increase Application

Anna Chew present for Southwind Park is sworn in, along with Mr. Bellu by Mr. Rumpf. The application is seeking an increase of \$3.86 for 250 lots, for a monthly real estate tax of \$51.33 per tenant, to be effective October 1, 2010. The Real Estate tax for the park has increased \$11,590.35 for the year.

Motion to approve the Real Estate Tax Pass through for Southwind Park , \$3.86 per tenant per month increase, maximum of \$51.33 per tenant per month, effective October 1, 2010

SPIELMAN / Schlecksler All Ayes

Mr. Bellu asks the applicant for the Luxury Mobile Home Park increase to provide the lease and cancelled checks prior to the next meeting. The park owner also needs to be served via certified mail. The application will be scheduled for October 14, 2010.

Ms. Hopkins asks that applicants not meet with board representatives prior to the meeting, but to conduct all business during that portion of the meeting for the application or during the public portion. This allows all board members to be familiar with what is being discussed.

PUBLIC – None

Meeting Adjourned 8 PM STALLONE / Schlecksler All Ayes

Minutes prepared and submitted by, Kathleen Sevcenko, Secretary