

JACKSON TOWNSHIP RENT CONTROL BOARD
METING OF October 28, 2010
MINUTES

Chairman Ramon Cruz called the meeting to order at 7:30 PM followed by a flag salute and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: R. Cohen, S. Williams, R. Schleckser, R. Cruz, N. Stallone, J. Bellu, CPA and B. Rumpf, Esq.

MOTION by R. Cruz / second by N. Stallone to nominate Rick Cohen as Vice Chairperson.
All Ayes

MINUTES OF October 14, 2010 – table

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

RESOLUTIONS

2010-31 Southwind CPI Decrease of (1).4% for 250 sites (2 vacant) effective October 1, 2010
Motion by COHEN / Schleckser N. Stallone – Abstain Remaining – Ayes

2010-32 – Rental Decrease – 49 Luxury Circle – Joseph Gulotta / PSL, LLC
Correct Renal for Joseph Gulotta of 49 Luxury Circle to be \$220.37 effective October 1, 2009
Motion by SCHLECKSER / Cohen N. Stallone – Abstain Remaining – ayes

CORRESPONDENCE

Received Vacancy Decontrol from Southwind

Woodmere at Jackson and Pineview were unable to attend tonight's meeting. There will be no meetings in November as November 11th is Veteran's Day and the township is closed and November 25th is Thanksgiving. The next scheduled meeting will be December 9, 2010.

LAND O' PINES

Fred Hebler is unable to attend the meeting this evening. Mr. Rumpf advises that the application is for a decrease CPI and to proceed, Mr. Bellu is sworn in by Mr. Rumpf.
Mr. Bellu advises that the application is for a CPI Decrease in the amount of (-).04% . Land O' Pines calculations was for a \$.16 decrease and Mr. Bellu has calculated a \$.15 decrease. Mr. Bellu spoke with Mr. Hebler, who advised to leave the decrease at \$.16. Effective date of November 1, 2010.
Motion by COHEN / Williams All Ayes

PUBLIC

Jackie Douglas of Fountainhead Park has questions regarding the Decontrol Section of Ordinance 23-10 as amended, Section B(1).
Mr. Bellu advises that the decontrolled rental would be the lower amount of rent (7.5% or \$125) of the highest rent in the park.
Mr. Rumpf advises 7.5% of the highest rent in the park or \$125. For example existing rent is \$200 + \$125 = new rental of \$325.
Joe Mercante has spoken to a representative of the Jackson Township Attorney who advised that she would review the wording.
Mr. Bellu believes the Ordinance may be worded improperly.

Ramon Cruz reads it to be \$125 or 7.5%, whatever the lesser amount.

Ray Schleckser states that the Ordinance states that only one rent can be charged for an adult park, not calculated by single or double wide home.

Mr. Cruz will speak with Councilman Scott Martin to clarify the wording in the Ordinance.

Gary of 48 Boxwood Drive – Notes that the tenants in Southwind have been trying to establish a Homeowner Association. He was invited to speak at a meeting and noted that the tenants were locked out of the community building.

MEETING ADJOURNED 8:03 pm

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary