

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF DECEMBER 9, 2010
MINUTES

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

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

MINUTES OF October 28, 2010 – Motion to approve STALLONE / Williams All Ayes

BILLS – Motion to pay all bills WILLIAMS / Schleckser All Ayes

CORRESPONDENCE – Mr. Bellu has received Vacancy Decontrol information and has received correspondence from Shady Lake, now under the management of Mrs. Denson's daughter that she will be filing for an increase shortly.

Mr. Rumpf has received correspondence from Mr. Hanlon, Attorney for Luxury Mobile Home Park advising that they were not notified of the meeting regarding Mr. Galotta. Mr. Galotta provided proof of notice to the Board at that meeting that PSL, LLC was served notice of the meeting. Mr. Rumpf will send correspondence to Mr. Hanlon with the proofs provided advising that the Board decision will stand.

Mr. Rumpf has received a Notice of Appeal involving another decision with PSL, LLC.

RESOLUTIONS

2010-33 Land O' Pines Real Estate Tax Increase – Effective November 1, 2010. Increase of \$.15 per site per month for 81 Units. Maximum to be paid \$37.04.

Motion to approve STALLONE / Williams All Ayes

MEETING CANCELED – The meeting of December 23, 2010 is canceled as the Township is closed that day for furlough.

PINEVIEW APARTMENTS – CPI Increase

Chris Knight, Vice President of Kamson Corp. and Mr. Juan Bellu are sworn in by Mr. Rumpf. The complex provides no heat. CPI decrease of (-)0.4% June 2010 through January 2011

No Public Present

Motion to approve WILLIAMS / Stallone All Ayes

WOODMERE APARTMENTS – CPI Increase Heat is provided by the complex. CPI Increase of 1.1% June 2010 through January 2011.

Motion to approve STALLONE / Schleckser

<Rick Cohen is present 7:45 PM>

Cohen – Abstain

Stallone, Williams, Schleckser & Cruz – Ayes

PUBLIC

Joe Hartman of 50 Luxury Circle. In June of 2008 Paul Lattarulo starting charging a fee of \$40 to park his FedEx Van in front of his mobile home. Six months later Mr. Lattarulo increased the amount to \$50 per month. Mr. Hartman made the checks out to Mr. Lattarulo and over the years has amounted to approximately \$1,160 in payments. Mr. Hartman is parking in front of his mobile home, he also has a personal vehicle. He has been

parking the FedEx van there since 2006. Mr. Hartman was recently diagnosed with cancer and due to chemotherapy cannot afford to pay the additional \$50 per month. He recently, in the last two weeks, has been unable to work, so the van is no longer being parked there.

Mr. Rumpf notes that in accordance with the Ordinance, Section 86-18 parking fee is not to exceed \$10 per month. Mr. Hartman will file an application for decrease / refund. Mr. Rumpf will send correspondence to Mr. Hanlon.

William Stinton of 59 Luxury Circle. Mr. Stinton was paying Mr. Lattarulo \$100 per month for the septic repairs. The case went to court, as the septic system is the park's responsibility, and Mr. Stinton won the case. Now Mr. Lattarulo is trying to get the tenants in the park to go against Mr. Stinton to get him out of the park. This has been going on for the past two months. Mr. Stinton has paid approximately \$2,000 to Mr. Lattarulo in cash over the period of time.

MEETING ADJOURNED 8:07 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary