

Jackson Township Rent Control Board
Meeting of February 26, 2015
Minutes

Chairman Bob Skinner called the meeting to order at 7:33 pm with a flag salute followed by a moment of silence for our Troops and a reading of the Sunshine Law by Mr. Rumpf.

PRESENT: E. Bannon, C. Dimino, R. Schleckser, , B. Skinner, G. Miller, B. Rumpf, Esq. and J. Bellu CPA

MINUTES OF January 8, 2015 - Motion to approve SCHLECKSER / Dimino
E. Bannon, C. Dimino, R. Schleckser, , B. Skinner, G. Miller - Ayes

BILLS - Mr. Miller questions the \$2,370 for Regency Club Application by Mr. Bellu. Mr. Miller states that he has no problem with Mr. Bellu's summary for the amount, however, why should the Board have to pay for Regency to get its application correct? Mr. Bellu stated that the management has again changed at Regency and he has been waiting for over a year for the application to be submitted. Information has been submitted incorrect, he has suggested that there should be some type of escrow account established for these situations, but the Township Council decided not to change the Ordinance. Regency is caught up to December of 2013. Mr. Miller suggests bringing this issue up to Council at the proposed meeting. Mr. Rumpf will look into what type of action can be taken in this matter.

Motion to pay all Bills MILLER / Schleckser E. Bannon, C. Dimino, R. Schleckser, , B. Skinner, G. Miller - Ayes

CORRESPONDENCE - Copy of the letter to "cease and desist" from Lori Greenberg, Esq. to Shari Williams. License renewal for Southwind, MGM, and Jackson Acres.

CPI Increase application from Land O' Pines

Vacancy Decontrol information from Southwind and Jackson Acres

Correspondence from Fountainhead resident Sal Scarantino.

Correspondence from Mr. Skinner requesting salary increase for Secretary to Township Council, Mayor Reina and Business Administrator.

FOUNTAINHEAD PARK

Mr. Schleckser questions if Fountainhead not being present due to the park not having their license would make the application for increase retro-active? The park attorney sets the date of the meeting, and if changed, the tenants never get notified.

Mr. Schleckser also noted that the Land O' Pines application does not have tenants names on the listing, and landlord was asked to list names.

Mr. Bellu has a listing of names that he has matched up to the application. He will add the names.

LAND O' PINES CPI INCREASE

Applicant is seeking an increase of 1.6% effective July 1, 2015. Fred Hebler and Juan Bellu are sworn in by Mr. Rumpf. Mr. Bellu noted that he has a listing of the names of the tenants. Mr. Miller would like to see, for new tenants, a listing of the old tenant rental. Mr. Bellu will list the old rental.

PUBLIC - (on the application) None Open / Close

MOTION to approve Land O' Pines CPI increase of 1.6% effective July 1, 2015 BANNON / Miller
E. Bannon, C. Dimino, R. Schleckser, , B. Skinner, G. miller - Ayes

DISCUSSION ITEMS -

Month to Month Leases - Councilman Martin felt the need for month to month leases for less than a twelve month period, "transient housing". Mr. Skinner would like to "cap" perhaps 5% or 3% of the entire complex. Council presently has an Ordinance on this matter pending approval.

Mr. Schleckser is 100% against month to month leases - would be in favor of nothing less than a six month lease.

Mr. Miller is also against month to month leases. The Ocean County Prosecutor spoke regarding month to month leasing and how it contributes to the drug problem in Ocean County. Many states require a one year lease.

Mr. Skinner can understand a family needing housing for repairs.

Ms. Williams feels it is another way to get around rent control. Part of the Ordinance contains a \$100 surcharge for month to month leases. In mobile home park, it would be the units that the park owns. Ms. Williams is against month to month leases.

Mr. Skinner stated that the Rent Control Board is trying to improve the quality of life in neighborhoods Mr. Dimino can understand due to adverse conditions, adding the surcharge is not unreasonable. The Ordinance will not work, residents will sign the lease and leave whenever they deem necessary.

Mr. Bannon feels there are hotels available for this purpose.

Ms. Williams feels that background checks on tenants may not be done in the case of month to month leases. Mr. Bannon suggests any lease for ninety days or less should have a mandatory security deposit to be held by the Township in escrow.

Ms. Williams - a transient is defined as 25 days or less.

PUBLIC - (on month to month leases) - None Open / Close

Mr. Skinner noted that it is important for the public to attend Jackson Township Council Meetings to have a voice.

Shari Williams Fountainhead Letter "cease and desist" - Shari Williams stated that she attended the Jackson Township Council Meeting of December 9, 2014 where the Fountainhead Park license was up for renewal. Shari spoke about violations and Gary Miller spoke about the lack of a clubhouse for a senior park that is required according to town code. Mr. Miller also stated that licensing Fountainhead as an "adult park" is incorrect as code only allows for senior park or family park and each has certain guidelines to follow. The license renewal was tabled pending the Business Administrator contacting Code Enforcement regarding the alleged violations.

Ms. Williams drafted an email outlining the violations. Code Enforcement came out to the park on December 29, 2014 and found no violations. The Business Administrator came out to the park and found probable violations, Fountainhead needed 6 months to clean up the violations. The license was renewed for a six month time period, with the condition the violations would be remedied. Fountainhead's Attorney, Lori Greenberg, sent correspondence to Shari Williams stating that Ms. Williams was making up the violations and defaming Fountainhead Park. The Rent Board has a copy of the letter and Ms. Williams's reply.

Mr. Schleckser notes that Ms. Greenberg's letter is not dated.

Mr. Skinner - finds it absurd that Ms. Greenberg's letter wants Ms. Williams to resign from the Board.

Mr. Rumpf stated that he received an email from Ms. Greenberg that she wants to be present when this issue is discussed. Mr. Rumpf cautions the Board to go too far on this matter without Ms. Greenberg present.

Mr. Schleckser wants to know if he can use quotes from the lawsuit that Ms. Greenberg filed.

Mr. Dimino - all information is discussed in an open forum, there are no meetings or gatherings outside of the scheduled meeting.

Schedule meeting with Council Vice President Nixon and Councilman Martin regarding powers as a Board and other concerns.

Mr. Rumpf will make the arrangements to schedule a meeting with Council members. There should be collaboration between the Board, the Administrator and Code Enforcement.

Mr. Bannon questions if going forward, there is any proactive action that can be taken for license renewals?

Mr. Rumpf stated that presently there is no action that can be taken.

Mr. Bannon - perhaps Mr. Bellu could provide a calendar of the park/apartment increases so that the property could be visited to observe any violations.

Mr. Rumpf - the board would have to pass along violations to the Code Enforcement to be enforced.

The Board does not have the authority to conduct inspections and enforcement.

Mr. Skinner - would like to conduct inspections with the Code Enforcement Officer.

Mr. Rumpf - the Board was designed to hear rent issues, not to be involved with the Code Enforcement aspect.

Mr. Dimino would like to have a representative from Code Enforcement attend meetings.

Mr. Schleckser questions if the board receives complaints from tenants, can the board go out to check out the complaint?

Mr. Rumpf - they can

Mr. Bannon - if the license renewal does not receive approval, is the increase retro-active?

Mr. Rumpf - it would depend of the circumstance

PUBLIC -

Joe Mercante of Fountainhead Park - the state should do the investigation for the license renewal. Mr. Mercante stated that it will take more than six months for the junk to be removed, it has been there since 2010.

Resident from Fountainhead Park - Council told her they do not handle landlord-tenant issues and referred her back to the Rent Control Board. Her home is not set correctly on her lot. Fountainhead tried to make her pay to correct it, she does not have 25 feet of clearance on the sides of her property.

Mr. Skinner stated the gaps need to be bridged. Suggest an "action form" be generated when there are tenant issues.

Mr. Rumpf notes that no more than three members of the Rent Board may meet with Council per the Sunshine Law requirements.

Shari Williams - people must get up and speak at license renewals. The CPI increase usually goes back to the date entitled, it does not benefit the tenants to have to make up the rental difference.

Mr. Skinner asks all members to please email him with any comments or concerns to be presented to Council

Meeting Adjourned 9:07 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary

