

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF MARCH 26, 2015
MINUTES

Chairman Bob Skinner called the meeting to order at 7:30 pm followed by a flag salute, moment of silence for our troops and a reading of the Sunshine Law by Mr. Rumpf.

PRESENT- B. Skinner, N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe
L. Amoruso, CPA and B. Rumpf, Esq.

MINUTES OF MARCH 12, 2015 - Mr. Schleckser stated that at the meeting of March 12, he referred to paperwork, however the paperwork was not of the current dates.

MOTION to approve BANNON / Schleckser:

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, K. Lowe, B. Skinner Williams - Abstain

BILLS - Mr. Miller noted the \$750 amount the accountant has spent working on the Regency Club (Prospect Point) application, questions if there is some way the township can be reimbursed by Regency Club (Prospect Point) for this time expended?

Mr. Rumpf stated that the board is anticipating meeting with Township Council regarding amendments to the Ordinance. The escrow issue was previously brought up to Council. The Township Business Administrator is attempting to schedule a meeting with several Council members regarding several issues. Three members of the Board may attend this meeting, and will be up to the Chairman as to who will be attending. The meeting would most likely be during the daytime hours.

Shari Williams - would recommend a member from a mobile home community, an apartment complex and a "stick" built home attend.

MOTION to pay all bills WILLIAMS / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

CORRESPONDENCE - Fountainhead Vacancy Decontrol information was received

RESOLUTIONS

2015-9 Fountainhead CPI Increase of 1.6% effective April 2015 - Noted are three vacant sites

Shari Williams noted that tenant names were to be provided to the accountant.

Lou Amoruso stated that he has the leases with names for each lot, will be put on next application

MOTION to approve BANNON / Schleckser

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, K. Lowe, B. Skinner - Ayes Williams - Abstain

2015-8 Fountainhead Real Estate Tax Increase of \$.1.54, maximum of \$57.28 per site per month for 162 units

MOTION to approve STALLONE / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, K. Lowe, B. Skinner - Ayes Williams - Abstain

2015-10 Oak Tree Mobile Home Park CPI Increase of 1.6% effective April 2015 - Noted that the park owns eight homes and there are two vacant lots

MOTION to approve STALLONE / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

2015-11 Oak Tree Mobile Home Park Real Estate Tax Increase of \$1.03, maximum of \$38.33 effective April 1, 2015

MOTION to approve STALLONE / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

2015-12 MGM at Jackson CPI Increase of 1.6% effective April 1, 2015, noted ten vacant lots

MOTION to approve STALLONE / Bannon

N. Stallone, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes Miller & Schleckser - Abstain

2015-13 MGM at Jackson Real Estate Tax Increase of \$1.65 per site per month, maximum of \$60.74 effective April 1, 2015 for 80 sites

MOTION to approve WILLIAMS/Bannon

N. Stallone, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes Miller & Schleckser - Abstain

PLEASANT GARDENS CPI INCREASE - Mr. Amoruso has reviewed the application for a CPI Increase of 1.6% plus 3.1% as heat is provided effective April 1, 2015. Appearing for Pleasant Gardens are Lori Greenberg, Esq. and Manager Abraham Frankel . Mr. Frankel and Mr. Amoruso are sworn in by Mr. Rumpf. Ms. Greenberg noted that they are in agreement with Mr. Amoruso's calculations.

Shari Williams questions if there is proof that the residents were notified?

Ms. Greenberg stated that her office sent out the notices, she will send proofs to Mr. Amoruso.

MOTION to approve CPI Increase of 1.6% + 3.1% for heat provided effective 4/1/2015 WILLIAMS / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

WOODMERE AT JACKSON - CPI Increase 4/2015 - 6/2015 There are no representatives present from Woodmere at Jackson. Mr. Amoruso stated he received an email today that the manager was in Florida.

MOTION to Table the application STALLONE /Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

PINEVIEW AT JACKSON - CPI Increase Mr. Amoruso noted that Pineview has monthly concessions that are every month for the term of the lease. There are no representatives present from Pineview at Jackson.

Mr. Rumpf advises that the board should not discuss the application without the landlord present.

MOTION to Table the application STALLONE / Bannon

N. Stallone, R. Schleckser, G. Miller, E. Bannon, C. Dimino, S. Williams, K. Lowe, B. Skinner - Ayes

PUBLIC -

Sue Stillwell of 12 Lisa Lane, Jackson Acres. Ms. Stillwell is not seeking a rental reduction, she has complaints for the landlord to address.

Stephanie Brown of 310 South New Prospect Road. Ms. Brown lives in the Prospect Point Apartment Complex. Ms. Brown would like to see the landlords made responsible for "animal houses". She has witnessed three drug busts within the last month at the complex. She feels this would give landlords greater eviction power.

Joe Mercante of 39 Rose Drive - regarding the eviction discussed at the last meeting, has there been any follow-up?

Mr. Skinner replied there has been no follow up.

Mr. Mercante would like to compliment Fountainhead on the quick response to a water problem in the park.

Lori Greenberg - would like to note that the eviction was not done by Fountainhead, it involved a family member.

Mr. Mercante - this is why names are needed

Ms. Greenberg asked if Mr. Amoruso has all information needed for Regency Club (Prospect Pointe)?

Mr. Amoruso will check and let her know.

Ms. Greenberg stated the agenda needs to be posted as soon as possible.

Public Closed

All Ayes

Mr. Amoruso stated that Mr. Bellu requested that the meeting scheduled for April 9, 2015 be canceled as it is tax season.

Mr. Rumpf -the board can excuse the Accountant, but he is sure that the Accountant would want to be here for the applications.

Mr. Skinner is not in favor of canceling the meeting.

Mr. Dimino feels this should have been brought to the board's attention earlier so that action could have been taken at an earlier date.

Jackson Acres, Woodmere and Pineview will be heard at the April 9th meeting.

Ms. Greenberg will be unavailable for the April 23 meeting.

Meeting Adjourned 8:17 pm

Minutes prepared and submitted by:

Kathleen Sevckenko

Secretary