

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF APRIL 23, 2015
MINUTES

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

PRESENT: E. Bannon, S. Williams, G. Miller, R. Schleckser, B. Skinner, C. Dimino, K. Lowe, N. Stallone, A. Howeth, J. Bellu, CPA and B. Rumpf, Esq.

MINUTES OF MARCH 26, 2015 - Motion to approve MILLER / Stallone
Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

BILLS - Motion to approve all bills STALLONE / Bannon
Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

CORRESPONDENCE

Vacancy Decontrol Information and Fountainhead Application for Increase received

RESOLUTIONS

2015 - 14 Pleasant Gardens CPI Increase of 3.1% with various effective dates. Effective May 1, 2015.
Motion to approve BANNON / Williams
Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

JACKSON ACRES - Real Estate Tax Increase & CPI Increase

Juan Bellu and Diane DiCapua are sworn in by Mr. Rumpf. Present for Jackson Acres are Flora Novik and Diane DiCapua. Mr. Bellu has reviewed the application seeking a Real Estate Tax Increase of \$1.75 per site per month effective May 1, 2015 and finds all to be in order.

Ms. Novik is in agreement with the calculations.

PUBLIC - (on the application) None Open / Close

Shari Williams questions if all of the 232 sites applied for are occupied.

Mr. Bellu stated that the Real Estate tax is based upon the gross number of sites.

MOTION to approve Real Estate Tax Increase of \$1.75 per site per month effective May 1, 2015
BANNON / Lowe Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

Mr. Bellu has also reviewed the Jackson Acres application for CPI Increase of 1.6% effective May 1, 2015. Mr. Bellu noted that 21 units are vacant, and there are a total of 232 units.

PUBLIC - (on the application) None Open / Close

MOTION to approve CPI Increase of 1.6% effective May 1, 2015 BANNON / Williams Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

WOODMERE APARTMENTS - CPI INCREASE

Wayne Jordan is present for Woodmere Apartments and is sworn in by Mr. Rumpf.

Mr. Bellu has reviewed the application seeking a 1.6% CPI plus 1.5% as heat is provided for a total of 3.1% increase for April 2015 through June 2015.

Mr. Schleckser questions when the concession amount would end.

Mr. Jordan replied that it can renew with every new lease.

PUBLIC - (on the application) None Open / Close

MOTION to approve CPI of 1.6% plus 1.5% as heat is provided for a total of 3.1% increase for April 2015 through June 2015. WILLIAMS / Bannon

Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

PINEVIEW APARTMENTS - CPI INCREASE

Mr. Jordan is present for Pineview Apartments. Mr. Bellu has reviewed the application seeking a 1.6% CPI Increase for April 2015 through June 2015.

Ms. Williams questioned how the concession is calculated.

Mr. Jordan replied that it is at the discretion of the landlord.

Mr. Skinner questions when are six month leases offered?

Mr. Jordan replied that it would depend on the circumstance.

MOTION by WILLIAMS / Bannon to approve CPI of 1.6% Increase for April 2015 through June 2015.

Bannon, Williams, Miller, Schleckser, Dimino, Lowe, Stallone, Skinner - Ayes

Mr. Jordan stated that the Woodmere / Pineview Association would like to discuss changes to the Ordinance regarding month to month leases. He has corresponded in September 2014 with Township Officials and has had no response. This is important to the landlord and to the residents and he has had complaints from the residents that these type leases are not being offered.

Mr. Skinner noted that there were concerns regarding transiency having an effect on the township regarding drugs, police activity, domestic violence, etc.

Mr. Jordan stated that the residents would like to have that option.

Mr. Miller stated that in mobile home parks there is a one year lease, then it goes to month to month.

Mr. Jordan replied this is what he is referring to, residents complete a one year lease and then would like to go to a month to month.

Mr. Skinner stated this is not how it was presented to Council, he would recommend that Mr. Jordan put his concerns in writing to the Business Administrator. Mr. Jordan replied that he did and received no response.

Mr. Skinner stated that it should be presented as a continuation. Mr. Jordan would be charging a surcharge of \$100 for this option. Mr. Skinner stated that Board members, along with Mr. Jordan should attend the next council meeting to explain this option.

Ms. Williams feels this needs to be time limited, as it could be abused.

Andrea Howeth - stated New York State Law stated that you must have a hotel license for short term leases.

Prospect Point offers a four month initial lease.

Mr. Skinner will attend the council meeting and will correspond with the Business Administrator prior to the meeting.

Mr. Miller would like to recommend a three month limit on the extension.

Mr. Skinner is not in favor of a three month lease.

Mr. Schleckser recommends up to three months.

Mr. Bellu notes that the landlord would still have to come before the board for rental increase at the end of the one year lease.

PUBLIC - (any topic)

Doris Roberts of 25 Boxwood Drive - would like to know who is responsible for the curbs that go to the roadway, the landlord?

Mr. Skinner - would say yes, landlord is responsible.

Ms. Williams - in Fountainhead the homeowner is responsible for the lot maintenance, the landlord is responsible to provide driveway to the lot, according to the Ordinance.

Joe Mercante of 39 Rose Drive - before the Township issues a CO, it should be made sure the driveways are repaired.

CLOSE PUBLIC - All Ayes

SHADY LAKE UPDATE

Mr. Rumpf has information from the rent receiver, Mr. DeVincens that there is a buyer that is close to completion, but that the buyer wants both the homes and the park. There is some negotiation presently being done. The next court date is set for May 18. The receiver wanted Mr. Rumpf to attend the hearing to express the board's concerns regarding setting the rents for the park. Presently less than 1/3 of the tenants in the park are paying rent. Six septic systems are in need of replacement. There are no funds available. Eviction complaints have been filed by the receiver and are to be heard April 27, 2015.

Ms. Williams - has concerns regarding the purchaser continuing to operate the location as a mobile home park.

Mr. Rumpf stated he believes it will continue as a mobile home park.

Ms. Williams stated that the owner cannot own more than nine homes.

Mr. Bellu stated that the owner can own more than nine homes, but then would fall under rent control for the homes and the lots.

MOTION by STALLONE / Miller to have Mr. Rumpf address the issues at the park and board concerns to the Judge at the hearing on May 18, 2015.

Bannon, Williams, Miller, Schleckser, Lowe, Stallone, Skinner - Ayes Dimino - Abstain

MEETING ADJOURNED 8:43 PM

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary